



Berristead Close, Wilburton CB6 3RS

welcome to

Berristead Close, Wilburton

A detached family home situated in a village location offering well proportioned accommodation throughout including five bedrooms, kitchen/dining/family room and conservatory - offered to the market with no onward chain.

Entrance Hall

With full height window to front aspect and double doors opening to:

Kitchen/Diner/Family Room

Kitchen Area:

With a fitted range of base units and drawers with oak veneer work surfaces over to three sides, matching wall units, inset double bowl butler style sink with mixer tap over, built in eye level double oven, induction hob with extractor over, space for dishwasher, under counter fridge and freezer, double glazed window to rear aspect, open plan to:

Dining Area:

With vertical radiator, double glazed window to rear aspect, door to utility, double doors opening to rear garden, open plan to:

Family Area:

With vertical radiator, double glazed bay window to rear aspect, sliding patio doors to garden and personal door to garage.

Utility Room

With spaces for washing machine and tumble dryer, double glazed window to front aspect.

Inner Hall

With stairs leading to first floor with storage cupboard beneath, further storage cupboard, full height window to front aspect and door to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, vanity wash hand basin, radiator and double glazed window to front.

Lounge

With two radiators, electric feature fireplace, double glazed window to front aspect and French doors to:

Conservatory

Power and light within, double glazed windows to three sides and double doors leading to rear garden.





First Floor Landing

With airing cupboard, arch window to front aspect and doors to:

Bedroom One

With two radiators, air conditioning unit, part vaulted ceiling, dual aspect with double glazed window to front and double glazed bay window to rear aspect, doors to:

Dressing Room

With radiator and skylight.

En-Suite Bathroom

Fitted with a four piece suite comprising panel enclosed bath, shower enclosure, low level w.c, wash hand basin, heated towel radiator and skylight.

Bedroom Two

With radiator and double glazed window to front aspect.

Bedroom Three

With radiator and double glazed window to rear aspect.

Bedroom Four

With radiator and double glazed window to rear aspect.

Bedroom Five/Study

With radiator, storage cupboard and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over, low level w.c, wash hand basin, heated towel radiator, double glazed window to rear.

Outside

To the front of the property is a lawned garden with a selection of mature shrub, plants and trees. A driveway providing off road parking for four vehicles leads to the integral double garage. Gated access leads to the rear garden with a paved terrace across the rear of the property with steps down to a mainly lawned garden with a selection of mature shrubs, plants and trees.

Double Garage

With oil fired boiler, personal door to rear, light and power within.

Agents Notes

1. Stock photography has been used.
2. Heating to the property is oil. Please contact the branch for further information.
3. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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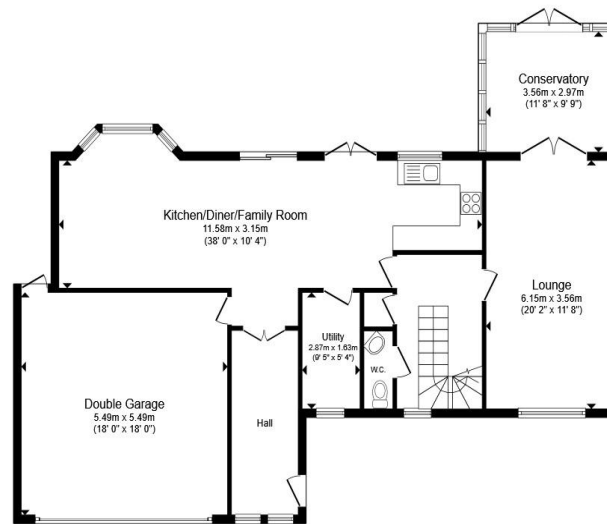
- No Onward Chain
- Detached Family Home
- Village Location
- Five Bedrooms
- Stunning Kitchen/Dining/Family Room

Tenure: Freehold EPC Rating: D

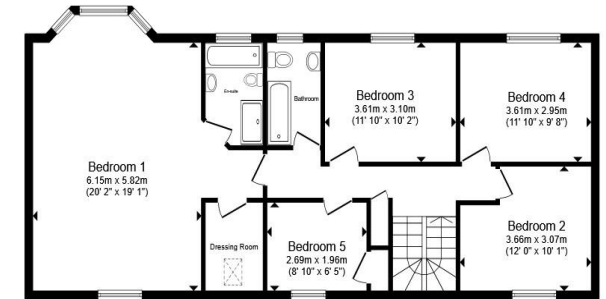
Council Tax Band: D

guide price

£650,000



Ground Floor



First Floor

Total floor area 221.7 m² (2,387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:

ELY110475 - 0002

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