



Superb 5/6 bedroom detached family house sitting in a prime location within this small courtyard. This generous former show home provides over 2,300 sq ft of accommodation and is available with curtains, blinds, light fittings and mirrors.

**In Brief**

Cambridge 8 miles, M11 4 miles (Junction 10), Saffron Walden 7 miles, Whittlesford Station 4 miles (Distances are approximate.)

**4 MOOREFIELD CLOSE**  
**£799,950 (GUIDE PRICE)**

## Property Summary

- Ground Floor: Entrance Hall, Living Room, Kitchen/Dining Room, Utility, Cloakroom.
- First Floor: Master Bedroom with En Suite, 4 Further Bedrooms, Study/Bedroom 6, En Suite Shower Room to Bedroom 2, Further Family Bathroom.

## Description and Situation

This generous family home provides over 2,300 sq ft of accommodation. Whilst contemporary in its finish, the property has a traditional feel by being set over two floors and provides excellent family living.

This home has been constructed to the highest standard by award winning and 5 star house builder Hill. The specification, style and quality are what Hill have achieved these awards for.

Great Abington is ideally located to the south-east of Cambridge and is served by a wealth of amenities within the village including Post Office, Pub/Restaurant, Primary School and Farm Shop.

The attractive market town of Saffron Walden is within a short drive, as is the M11 and Stansted Airport with London just beyond.

Cambridge is approximately 8 miles to the north, providing a wealth of education, leisure and employment opportunities - easily accessed by the Babraham Road Park and Ride, the guided bus way from Trumpington or Whittlesford Parkway railway station.

Just a short walk away is the world renowned Granta Park - a science, technology and biopharmaceutical park home to companies such as MedImmune, Illumina, Pfizer and PPD.

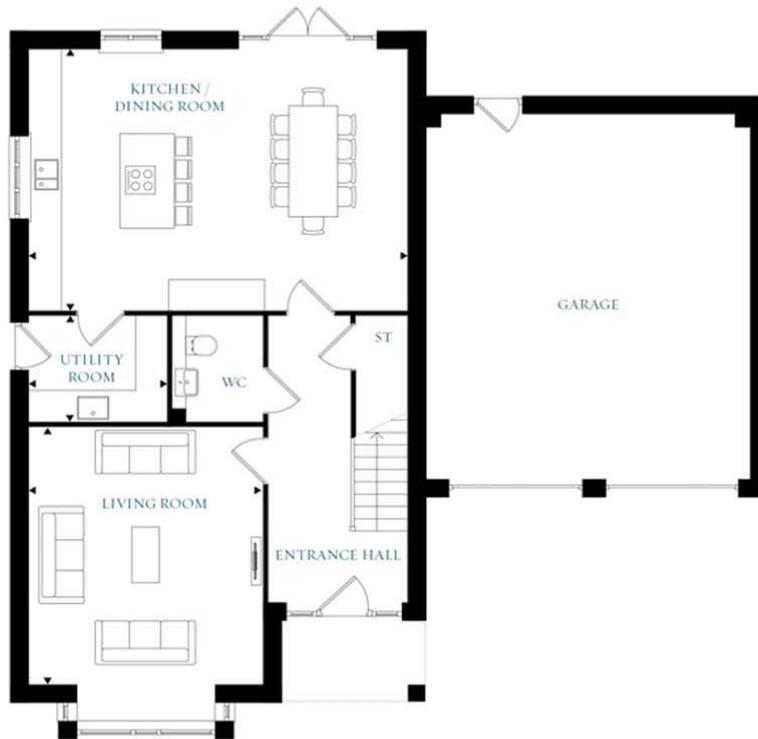
Close by are the popular villages of Linton and Sawston - both of which have excellent amenities and their own village colleges.



## Property Highlights

- Excellent well laid out and generous living accommodation on the ground floor with a front living room and superb kitchen/family/dining room to the rear.
- Superb rear garden with turf and landscaping and overlooking open countryside.
- Spacious first floor with 5/6 bedrooms and 2 bathroom - two of which are en suite to bedrooms 1 and 2.
- Ground floor finished with Amtico Spacia flooring.
- First floor with carpets to stairs, landing and bedrooms and tiling to bathrooms.
- High-gloss kitchens with Silestone worktops.
- Energy efficient appliances including Bosch induction hob, single oven, microwave, Zanussi fridge/freezer.
- Duravit bathrooms with Hansgrohe fixtures and fittings.
- Carpet to the two first floor bedrooms.
- Ready to move into.

**4 MOOREFIELD CLOSE,  
GREAT ABINGTON,  
CAMBRIDGE, CB21 6BX**



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## Enquiries

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## Additional Information

### Services

Mains electricity, water and drainage are connected to the property. Heating and hot water are supplied by air source heat pump.

### Local Authority

South Cambridgeshire District Council

### Fixtures & Fittings

All items normally designated as tenant fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars.

### Tenure & Possession

The property is for sale freehold with vacant possession on completion.

### Health & Safety

In the interest of health & safety, please ensure that you take due care when inspecting any property.

### Energy Rating B

