



MOSS DRIVE, HASLINGFIELD, CAMBRIDGE, CB23 1JB

- Cambridge City Centre - approx. 6 miles
- Royston Railway Station – approx. 8 miles
- Shepreth Railway Station – approx. 3.5 miles
- Addenbrookes Hospital – approx. 6 miles

Reception hall • Sitting room with doors to the garden
• Dining room • Kitchen/breakfast room • Cloakroom • 4
Bedrooms • 2 Bath/shower rooms (one en-suite) • South
facing, landscaped gardens • Garage & parking for 2/3
cars • EPC rating D

DESCRIPTION

5 Moss Drive is an attractive, modern village home offering over 1350sqft of immaculately presented accommodation laid out over two floors.

On the ground floor is a bright and spacious reception hall which leads back to the kitchen/breakfast and the reception rooms. The sitting room is a lovely room sliding doors to the garden and a feature fireplace, fitted with a coal-effect gas fire. The current owner has opened this room up through to the dining room but equally could be added to create two separate rooms. The kitchen, overlooking the garden, is very nicely fitted out with contemporary units and integrated appliances. There is also a separate downstairs cloakroom.

On the first floor, there are four bedrooms, one with fitted wardrobes, and two modern bathrooms, one being en-suite to the principal bedroom.

**EXTREMELY WELL-PRESENTED, BRIGHT AND SPACIOUS FAMILY HOME
SITUATED IN A QUIET LOCATION IN THIS HIGHLY-SOUGHT AFTER AND
CONVENIENT LOCATED VILLAGE.**



OUTSIDE

Moss Drive is a very pleasant, leafy cul-de-sac on the outskirts of the village and No.5 occupies a lovely corner position with open outlooks. The property is approached over a gravelled and tarmacked driveway which provides parking for two to three cars and gives access to the large garage. The front of the plot is bordered by a variety of well-maintained shrubs and bushes providing privacy from the road. To the back of the house is a delightful and thoughtfully planted, south-facing garden which is mainly laid to lawn with a paved terrace across the back of the house, providing the perfect space for al-fresco dining etc.

LOCATION

Haslingfield is a very popular South-Cambridgeshire village within easy reach of Cambridge. It boasts excellent local amenities including a primary school, two churches, an excellent village shop and post office and an Indian restaurant. It is also within the catchment for the highly regarded Comberton Villlage College. There are further amenities in nearby Barrington and Harston including public houses, a doctor's surgery and hairdressers. The market town of Royston is just 8 miles away. For the commuter the property offers easy access to mainline railway stations at Royston, Foxton and Shepreth, to London and Cambridge along with very good road networks (A10, M11 and A1).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330

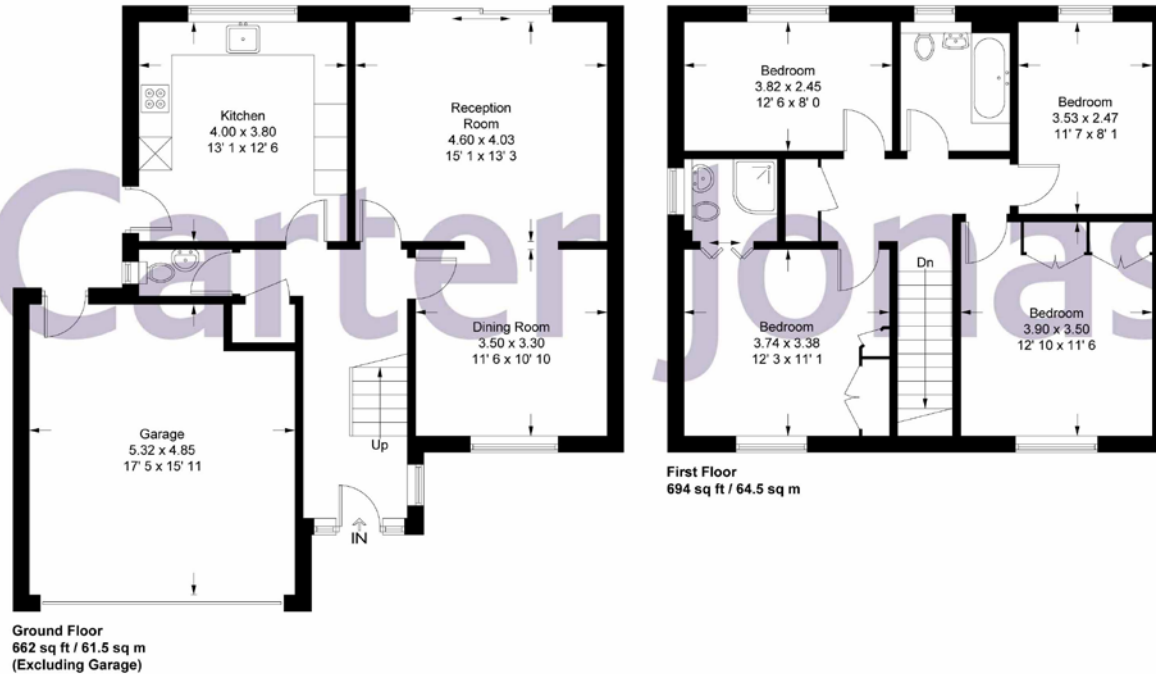


Moss Drive

Approximate Gross Internal Area = 1356 sq ft / 126 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 1622 sq ft / 150.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales EU Directive 2002/91/EC | | |

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