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## ST THOMAS CLOSE, COMBERTON, CAMBRIDGE, CB23 7DN

- Cambridge City Centre – approx. 5 miles
- Cambridge Country Club – approx. 2 miles
- Cambridge Railway Station – approx. 5.5 miles

Three bedrooms • Popular village • Pleasant front & rear gardens • Solar panels fitted • EPC rating C

### DESCRIPTION

A beautifully presented and generously proportioned three-bedroom home, set in a peaceful location within the sought-after village of Comberton, Cambridgeshire. The current owners have thoughtfully elevated the space by redecorating throughout, creating a stylish and welcoming interior.

The well-maintained accommodation includes an entrance hall and bright sitting room, both featuring attractive parquet flooring, as well as a modern kitchen/dining room, utility room, three bedrooms, and a contemporary family bathroom. Externally, the property benefits from both front and rear gardens, along with a detached single garage.

### OUTSIDE

The south-facing front garden is mainly laid to lawn with raised flower beds and a pathway leading to the front entrance. To the rear, the garden is also predominantly lawned, featuring a paved terrace, established shrubs, a garden pathway, and access to a detached single garage.

**A DELIGHTFULLY PRESENTED AND SPACIOUS THREE-BEDROOM HOUSE ENJOYING A PEACEFUL SETTING IN THE POPULAR CAMBRIDGESHIRE VILLAGE OF COMBERTON.**





## LOCATION

Comberton is a highly sought-after village just six miles west of Cambridge, surrounded by beautiful countryside with scenic walking routes. The village boasts a strong sense of community, supported by excellent local amenities including a convenience store, butcher, dentist, hairdresser, and a welcoming pub. Education is a standout feature, with a well-regarded primary school and the outstanding Comberton Village College, which also offers public leisure facilities. Excellent transport links include easy access to the M11 and a direct route into the city.

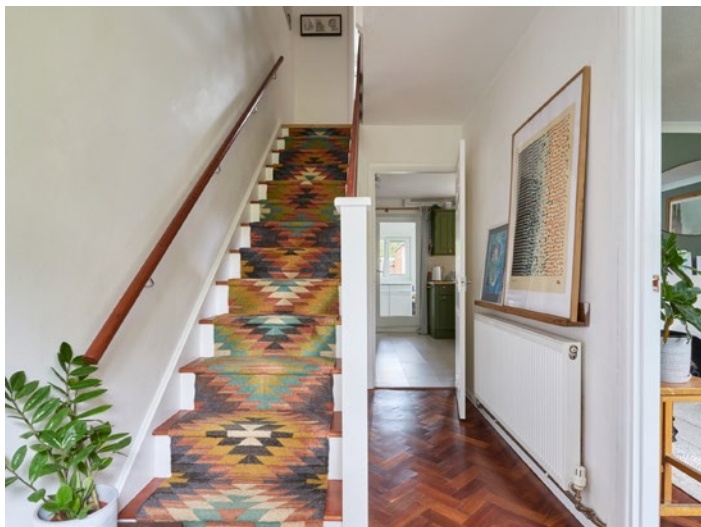
## ADDITIONAL INFORMATION

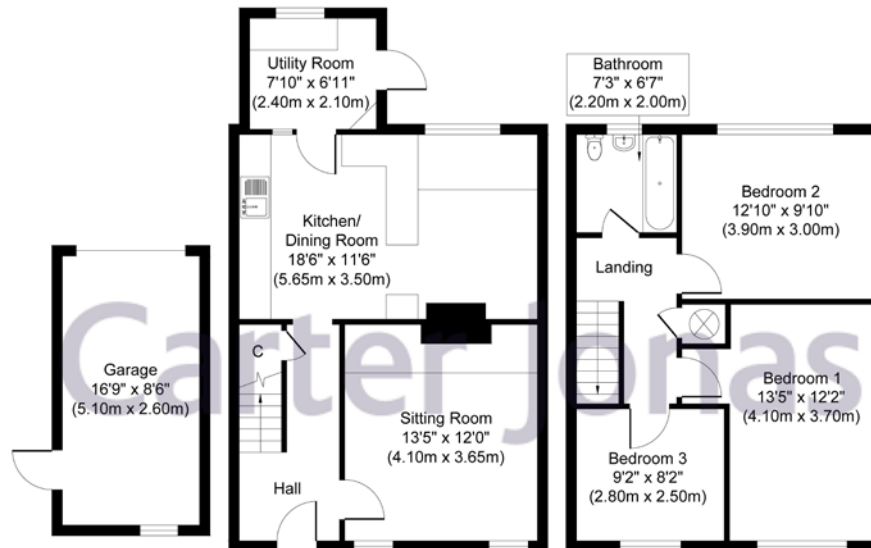
**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Oil fired central heating. The solar panels generate 3.6KW.

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330





**Garage**  
Approximate Floor Area  
143 sq. ft  
(13.26 sq. m)

**Ground Floor**  
Approximate Floor Area  
525 sq. ft  
(48.78 sq. m)

**First Floor**  
Approximate Floor Area  
468 sq. ft  
(43.50 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Cambridge South 01223 403330**

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