

15 Sissons Close, Barnack, Cambs, PE9 3FB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This beautifully presented modern detached home, built in 2019, is situated in the popular village of Barnack. The accommodation comprises of an entrance hall, wc, sitting room, kitchen breakfast room with built in oven, hob, fridge freezer and dishwasher, separate utility room with integrated washing machine and extra storage. To the first floor is the principle bedroom with en-suite shower room, two further bedrooms and family bathroom.

There is an enclosed rear garden with patio area, single garage and driveway parking for two cars.

The property is being sold with vacant possession and with NO ONWARD CHAIN.

AGENT NOTE: Photos were taken prior to current tenancy

£385,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Modern Detached Home
- Ensuite and Family Bathroom
- Enclosed Rear Garden
- Utility and Downstairs WC
- EPC - B

- Kitchen Diner
- Garage and Driveway
- Popular Village Location
- Close Proximity to Copthill and Barnack Primary
- Council Tax - D



ACCOMMODATION:

Entrance Hall

Sitting Room

5.59m x 3.10m (18'4" x 10'2")

Kitchen Diner

5.54m x 2.67m (18'2" x 8'9")

WC

1.63m x 1.04m (5'4" x 3'4")

Utility Room

2.01m x 2.13m (6'7" x 6'11")

Bedroom One

3.35m x 3.15m (10'11" x 10'4")

Ensuite

0.97m x 1.83m (3'2" x 6'0")

Bedroom Two

3.15m x 2.74m (10'4" x 8'11")

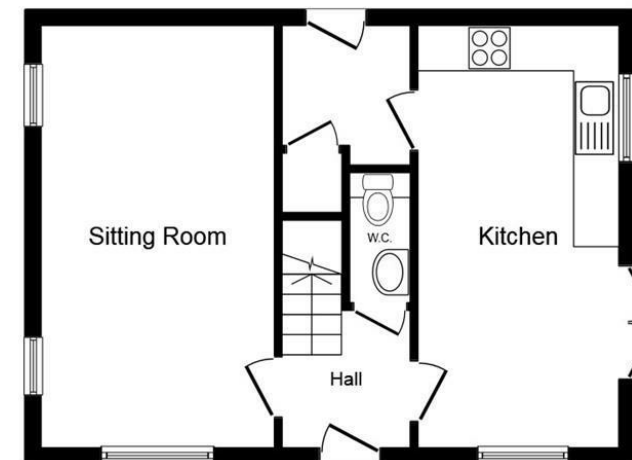
Bedroom Three

3.02m x 2.74m (9'10" x 8'11")

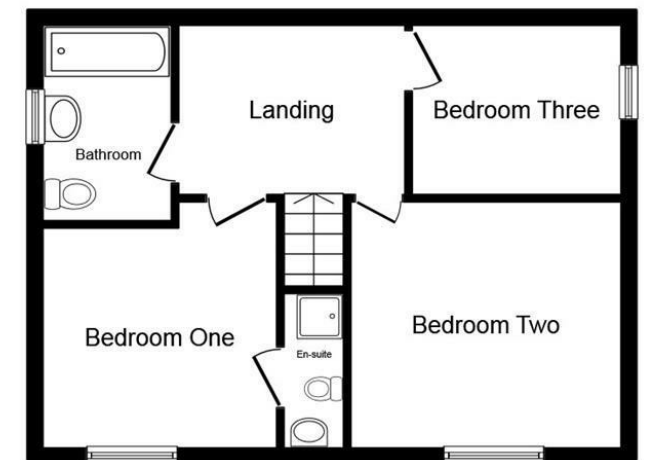
Bathroom

2.13m x 2.11m (6'11" x 6'11")

FLOOR PLAN:



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.