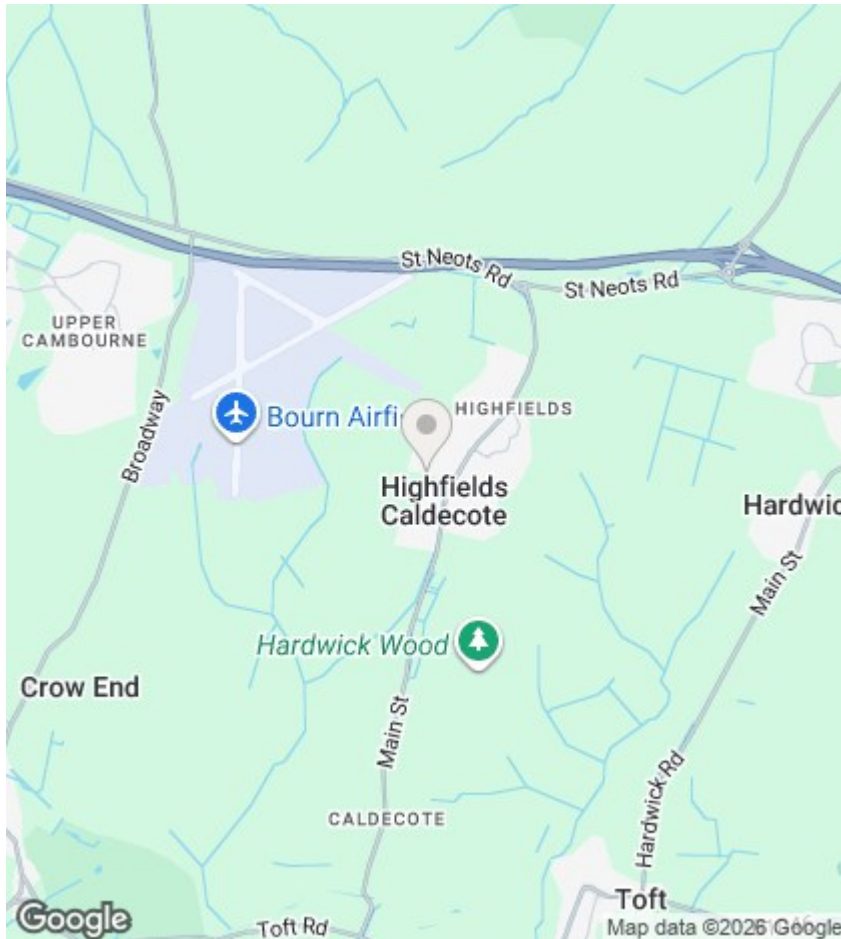




## Grafton Drive, Highfields Caldecote, Cambridgeshire

Asking price £650,000

- Balfour Beatty SHOW HOME – SOLD AS SEEN
- Freehold House
- 2 Large Reception Rooms
- Fully Fitted Kitchen with Integrated Appliances
- LAST UNITS REMAINING – DO NOT MISS OUT!
- 4 Bedrooms
- South Facing Landscaped Garden
- Master Ensuite with ample built-in storage
- 1,604 sq ft
- Detached Double Garage



## Directions

## Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

## Council Tax Band:

E

## EPC Rating:

C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 75      |           |
| (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                     |         |           |



## Dimensions

**Living room**  
3.50m x 6.20m

**Breakfast Kitchen / Dining room**  
4.85m max x 6.61m max

**Family area**  
3.34m x 3.31m

**Utility room**  
1.99m x 1.32m

**Cloakroom**  
1.99m x 1.07m