

Petersfield Road, Duxford, CB22 4SF

CHEFFINS

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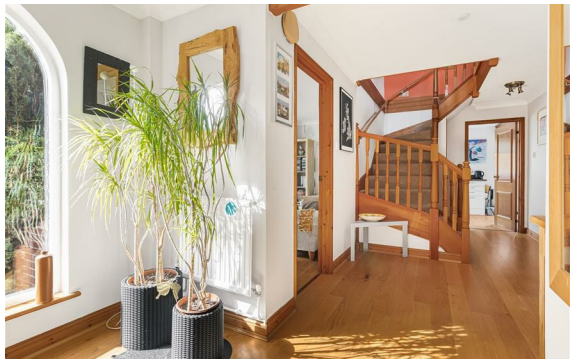
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Guide Price £765,000



- Detached four bedroom home
- Driveway and double garage
- Three reception rooms
- Bathroom and en suite to primary
- Secluded garden
- No upward chain

A detached four-bedroom home tucked away in a popular South Cambridgeshire village. The property offers bright and well-proportioned accommodation, together with a driveway, double garage and a plot extending to approximately 0.13 of an acre.









LOCATION

Duxford provides an excellent range of local amenities including store/post office, primary school, church and public houses, and is conveniently placed just 9 miles south of the university city of Cambridge. For the commuter, the village is so well placed just one mile from the nearest access onto the M11 motorway (Junction 10) and also close to the mainline train station at Whittlesford.

GROUND FLOOR

ENTRANCE HALL
Entrance door, feature arched window to the side aspect, doors to adjoining rooms and staircase rising to the first floor with storage cupboard beneath.

SHOWER ROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC and shower enclosure.

SITTING ROOM
Windows to the front and side aspects, feature fireplace with gas fire (currently not being used) and opening to:

DINING ROOM
Glazed sliding doors opening to the garden.

STUDY
Windows to the front and side aspects.

KITCHEN/BREAKFAST ROOM
Fitted with base and eye level units with worktop space over, ceramic sink, electric double oven, four ring hob with extractor hood over, integrated dishwasher and space for free-standing fridge freezer. Serving hatch to the dining room, window and glazed sliding doors to the rear aspect. Door to:

UTILITY ROOM
Fitted with base units with worktop space over, stainless steel sink, space and plumbing for washing machine and tumble dryer, wall-mounted gas fired boiler, fitted storage cupboard and part-glazed external door to the side.

FIRST FLOOR

LANDING
Doors to adjoining rooms, built-in airing cupboard housing hot water tank with immersion element and further walk-in cupboard with fitted shelving and an obscure glazed window to the side aspect.

PRIMARY BEDROOM
Windows to the front and side aspects, fitted wardrobes and door to:

EN SUITE
Comprising twin wash basins, low level WC, panelled bath with shower attachment, heated towel rail and a corner shower enclosure. Obscure glazed window to the rear aspect.

BEDROOM 2
Fitted wardrobes and window to the rear aspect.

BEDROOM 3
Fitted wardrobes and windows to the side and rear aspects.

BEDROOM 4
Fitted wardrobes and windows to the front and side aspects.

BATHROOM
Comprising pedestal wash basin, panelled bath, low level WC, heated towel rail and obscure glazed window to the front aspect.

OUTSIDE
To the front of the property is a gravelled driveway providing off-street parking for several vehicles and access to the double garage. The front garden is mainly laid to lawn with beds bordering and a block paved pathway to the front door. There is gated side access to the rear garden which is predominantly laid to lawn with raised beds and a block paved terrace adjoining the rear of the property. The gardens back onto the village bowls club and offer a tranquil outdoor space.

DETACHED DOUBLE GARAGE
Up and over door, power and lighting connected, window to the side aspect.

VIEWINGS
By appointment through the Agents.





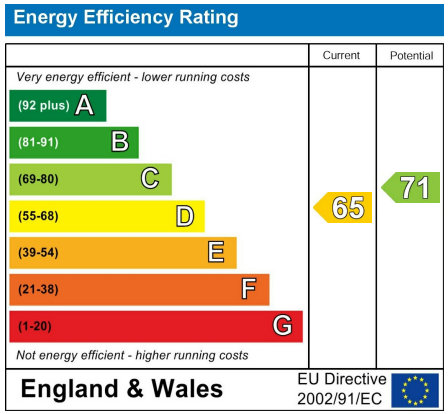




















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Tenure - Freehold
Council Tax Band - G
Local Authority - South Cambridgeshire



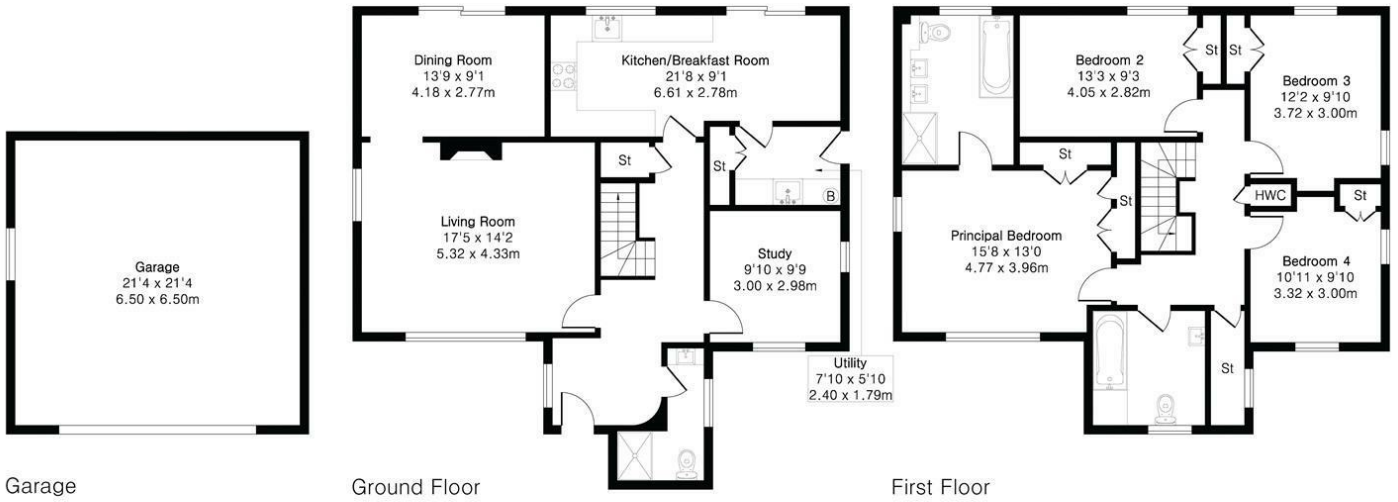






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Approximate Gross Internal Area 1899 sq ft - 176 sq m
(Excluding Garage)
Ground Floor Area 963 sq ft – 89 sq m
First Floor Area 936 sq ft – 87 sq m
Garage Area 455 sq ft – 42 sq m



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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