



Pepperslade, Duxford Cambridge
£500,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedroom Detached House
- En Suite to Master Bedroom
- Separate Living/Dining Rooms
- Large Garden with access to Playing Field
- Popular Quiet Cul De Sac

This property features a drive large enough for multiple vehicles alongside a garage, a further section of the front garden could also be utilised for parking if required.

The entrance hall has access to the kitchen and downstairs WC, the modern kitchen features a variety of built in appliances and storage spaces.

The living room is a very impressive with wood floors and wood mantle piece above the log burner. Leading to the dining room with views to the garden. From the living room, the conservatory provides another reception space. The conservatory opens out to a large wooden decking with pergola overlooking the laid to lawn garden. There is a mix of mature trees, shrubs, hedges and flower borders, with access to a large



summerhouse and children's playhouse.

Upstairs continues to offer generous accommodation, with four bedrooms, integrated storage cupboards, and a family bathroom, comprising a bath with shower attachment, WC and hand wash basin. The primary bedroom includes an en-suite, comprising a shower, WC and hand washbasin. Bedrooms have neutral and modern décor.

Pepperslade is a modern cul-de-sac located close to open spaces and walks nearby accessible from the field near the property.

The village of Duxford is conveniently located close to M11 junction and Whittlesford Parkway station is just 1 mile away with service to London Liverpool Street. Local amenities include the local primary school, regular bus route to Saffron Walden plus bank, supermarkets and recreational facilities in the nearby village of Sawston.

Accommodation Includes

Front

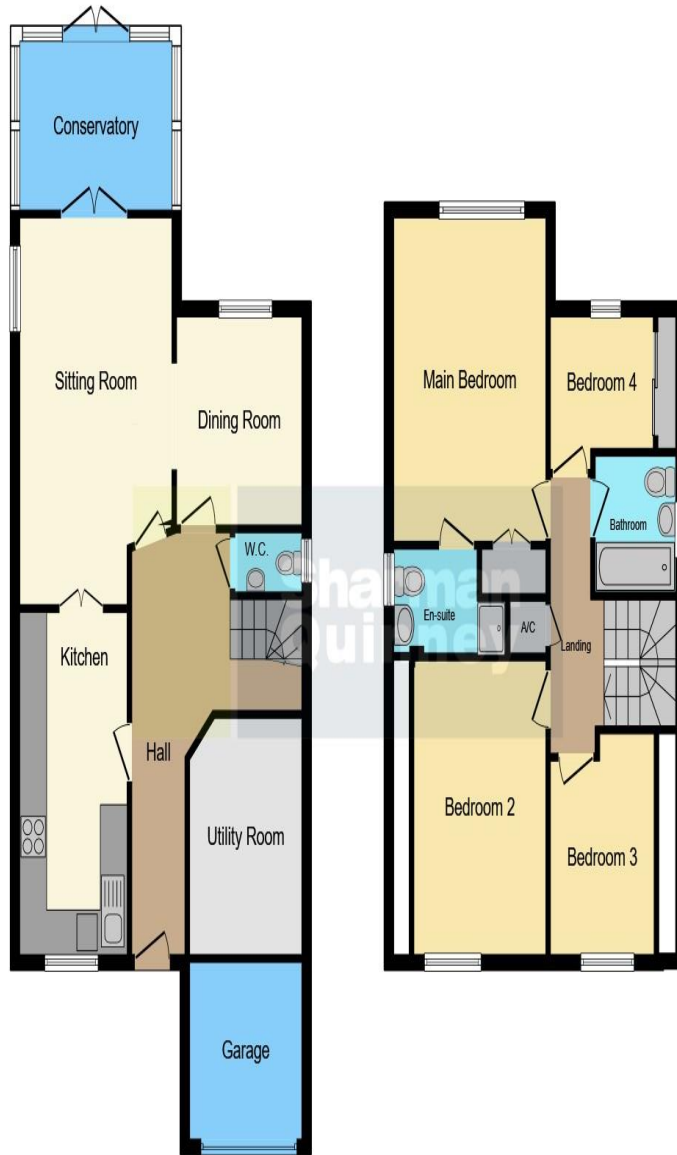
Driveway parking for two cars, entrance to garage and side access.

Entrance Hallway

Under-stair storage cupboard.

Downstairs Cloakroom





Ground Floor

First Floor

Lounge
5.21m x 3.43m (17'1" x 11'3").

Kitchen Area
4.62m x 2.36m (15'2" x 7'9").

Dining Room
2.80m x 2.79m (9'2" x 9'2").

Conservatory
2.82m x 3.5m (9'3" x 11')

Bedroom One
4.43m x 3.28m (14'7" x 10'9").

En-Suite

Bedroom Two
3.89m x 2.69m (12'9" x 8'10").

Bedroom Three
2.69m x 2.33m (8'10" x 7'8").

Bedroom Four
1.76m x 2.97m (5'9" x 9'9").


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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