



Martin Drive, Duxford Cambridge
£800,000 Freehold

**Sharman
Quinney**

Key Features



- Stunning four bedroom detached family home
- Bright and spacious open-plan kitchen / dining area
- Versatile bay fronted reception room or home office
- Newly installed utility room and separate walk-in boot room
- Two en-suites plus modern family bathroom

Upon entering, you are welcomed by a spacious hallway with staircase leading to the first floor. To the left, a bay-fronted family room offers flexibility as a comfortable sitting area, playroom, or home office.



The heart of the home is a stunning open-plan lounge and dining area, centred around a stylish kitchen island. This space is flooded with natural light from patio doors to the rear and side, as well as a central skylight, making it ideal for entertaining or family time. A separate sitting room also enjoys views of the rear garden, continuing the home's light and airy feel.

Additional ground floor features include a modern downstairs WC, a practical walk-in boot room, and a newly installed, high-spec utility room.

The principal bedroom benefits from a sleek en-suite, while the second bedroom boasts a generous dressing room with fully fitted wardrobes and a further en-suite. Bedrooms three and four are both comfortable doubles, and a stylish, contemporary family bathroom completes the upper floor.

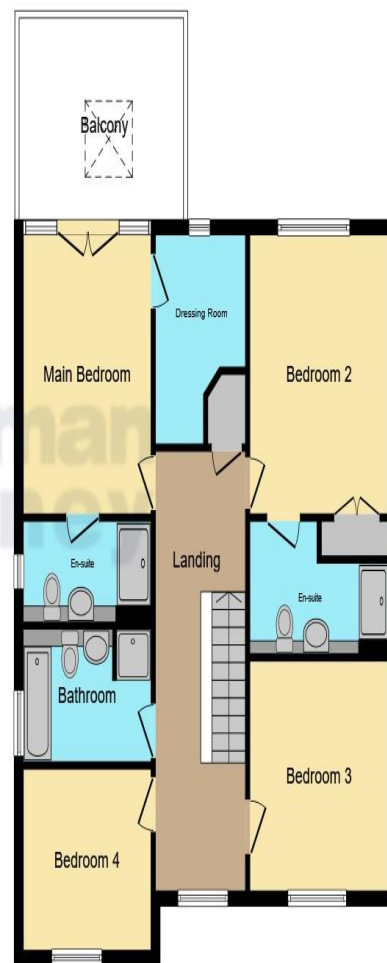
To the rear, a private garden is mainly laid to lawn with a generous patio area-perfect for outdoor dining and family activities. The front of the property features a well-maintained lawn, block-paved driveway with parking for two to three vehicles, and access to a single garage.

Set in a peaceful village location, this exceptional home offers modern living just a short walk from the local primary school. With superb access to the M11 and A14, it provides excellent connectivity for commuters.





Ground Floor



First Floor

Entrance porch
 Entrance hall
 Sitting room - 4.00m x 4.50m (13'1 x 14'7)
 Kitchen area - 3.70m x 3.60m (12'1 x 11'8)
 Family area - 5.00m x 4.10m (16'4 x 13'4)
 Study - 3.40m x 3.00m (11'1 x 9'8)
 Utility room - 1.90m x 3.30m (6'2 x 10'8)
 Boot room - 2.03m x 3.04m (6'6 x 9'9)
 WC

First floor landing
 Bedroom one - 3.90m x 3.00m (12'7 x 9'8)
 Dressing room - 3.00m x 2.15m (9'8 x 7')
 En-suite
 Balcony - 3.91m x 2.90m (12'8 x 9'5)
 Bedroom two - 3.90m x 3.40m (12'7 x 11'1)
 En-suite
 Bedroom three - 3.30m x 3.00m (10'8 x 9'8)
 Bedroom four - 2.60m x 3.00m (8'5 x 9'8)
 Family bathroom


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