



South Park Drive, Papworth Everard, CB23 3LF

CHEFFINS

South Park Drive

Papworth Everard,
CB23 3LF

This well-presented and spacious modern detached home offers approximately 1,788 sq ft of accommodation, designed for practical and comfortable living. Located within a highly regarded village, the property sits in a quiet position at the end of a private driveway within a small, exclusive development. It borders private woodland and enjoys nearby access to pathways to local fields and woodland walks. The layout includes well-proportioned rooms, offering flexibility for family living, working from home, or entertaining. Outside, the property benefits from a garage, carport, generous gardens, and off-road parking. A rare opportunity to acquire a modern home in a peaceful setting with excellent local amenities nearby.

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Guide Price £600,000





LOCATION

Papworth Everard is a desirable village located 10 miles west of Cambridge and 6 miles south of Huntingdon. The village is home to a range of facilities including the newly-opened community hub with café, pizzeria, microbrewery and event space. Further amenities include a pharmacy, library, village hall, nurseries and primary school. For the commuter, the A14 and A428 are nearby, and nearby train stations include Huntingdon (7 miles), St Neots (8 miles) and Cambridge North (14 miles) which provide ready access to the national rail network, including London stations.

PANELLED ENTRANCE DOOR

with double glazed and frosted panes, into:

RECEPTION HALLWAY

staircase rising to the first floor with painted handrail, newel post and spindles with understairs storage cupboard, radiator, and coved ceiling.

CLOAKROOM

fitted with white two piece suite comprising low level dual flush w.c., wash hand basin with mixer tap, tiling to splashbacks, storage cupboard below, dado rail, heated towel rail/radiator, tiled floor, coved ceiling, double glazed window to the front.

KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level, granite working surfaces with matching upstands, undermount one and a half bowl sink unit with grooved drainer and mixer tap, Belling dual fuel cooking Range with tiling to splashbacks and extractor hood above, fitted and concealed Bosch dishwasher, Samsung automatic washing machine, Samsung tumble dryer and Samsung fridge/freezer, water softener, coved ceiling with a range of inset downlighters, tiled floor, kitchen island with a breakfast bar, double panelled radiator, double glazed windows to the front and rear incorporating twin double glazed doors leading out to garden.

LIVING ROOM

coved ceiling, air conditioning unit, double panelled radiator and a pair of double glazed windows to the rear.

DINING ROOM

with coved ceiling, radiator, double glazed sash windows to the front.

ON THE FIRST FLOOR**LANDING**

with access to loft space, airing cupboard housing hot water cylinder, radiator.

HALLWAY

with radiator, door to ensuite shower room and archway to:

BEDROOM 1

access to loft space, double panelled radiator, air conditioning unit and double glazed windows to front and rear.

ENSUITE SHOWER ROOM

storage cupboards, wash hand basin with mixer tap and storage drawers below, low level dual flush w.c., tiled shower cubicle, heated towel rail/radiator, double panelled radiator, double glazed and frosted window to the rear, coved ceiling with inset downlighters and extractor fan.

BEDROOM 2

coved ceiling, fitted double wardrobe, double panelled radiator, air conditioning unit, double glazed sash window to the front, double glazed window to the side.

ENSUITE SHOWER ROOM

tiled shower cubicle, low level w.c. and wash hand basin, extractor fan, double glazed window, radiator.

BEDROOM 3

range of fitted wardrobe cupboards, coving, radiator, double glazed window to the front.

BEDROOM 4

coved ceiling, air conditioning unit, fitted storage cupboard, radiator, double glazed window to the rear.

FAMILY BATHROOM

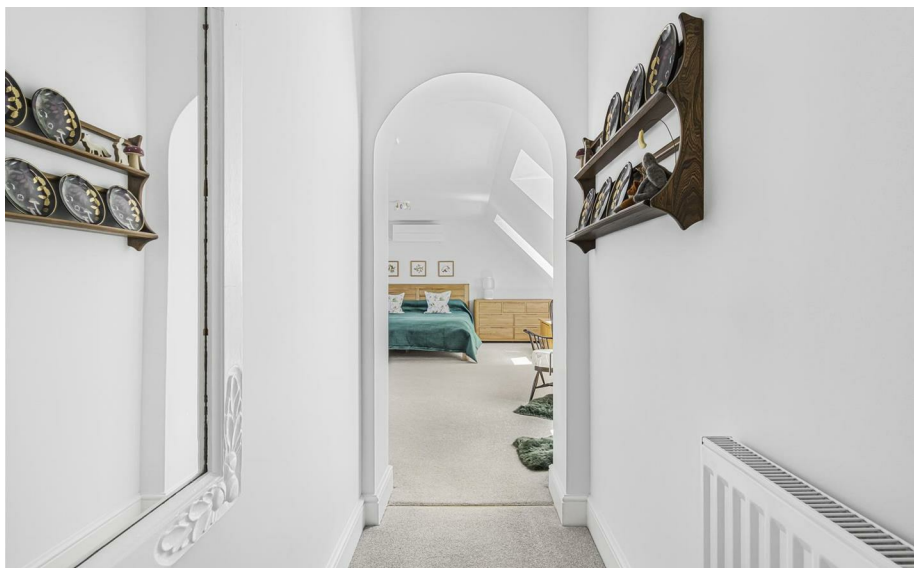
fitted with white four piece suite comprising panelled


bath with mixer/shower tap, tiled shower cubicle with glazed door, low level dual flush w.c., wash hand basin with mixer tap, storage cupboard below, wall unit, double panelled radiator, part tiled walls, coved ceiling with inset downlighter, extractor fan, double glazed and frosted window to the rear.

OUTSIDE

The property is located at the end of a shared, private driveway with block paved front garden with mature hedgerow, outside lamp, SINGLE GARAGE with up and over door, covered CAR PORT with access to garden and further paved parking area. The garage comprises up and over door, coved ceiling, plastered and painted walls, wall mounted gas fired boiler providing domestic hot water and central heating system, freezer, shelving and storage cupboards and EV charger beside the garage. At the rear, outside lighting, external power sockets and tap.

Rear garden of a good size which has been thoughtfully designed to benefit from morning and evening sun, with shaded areas for during the day. The gardens are principally laid to lawn, enclosed by fencing with well stocked flowering and shrub beds, with views over the adjoining private woodland, paving with pergola covering the seating area and timber storage shed with a further covered seating area to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	87
(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	



Guide Price £600,000
Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire District Council



Approximate Gross Internal Area 1788 sq ft - 166 sq m

Ground Floor Area 718 sq ft – 67 sq m

First Floor Area 1070 sq ft – 99 sq m

Garage Area 156 sq ft – 15 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.

