



Old Pinewood Way, Papworth Everard, CB23 3GT

CHEFFINS

Old Pinewood Way

Papworth Everard,
CB23 3GT

5 3 4

Guide Price £750,000

- Sought After Residential Location
- Versatile Accommodation Arranged over Two Floors
- Well Presented Throughout
- Driveway Parking Leading to the Double Garage
- Generous Plot with Attractive Gardens

An impressive five bedroom detached home occupying an enviable position within this attractive and sought after development featuring a generous part walled rear garden. The well planned accommodation extends to approximately 2245 sq. ft. arranged over two floors with the added benefit of a double garage.





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 a pharmacy, public houses/restaurants, library, village hall, nurseries and primary school. For the commuter, the A14 and A428 are nearby, with the nearest train stations being in Huntingdon and St Neots.

ENTRANCE HALL WAY

with entrance door, windows to the front aspect, stairs to the first floor, wood effect flooring, under stairs storage cupboard, doors to downstairs cloakroom.

CLOAKROOM

with low level wc and hand wash basin.

LOUNGE/DINER

With window to the front aspect, inglenook fireplace, open to the dining area, door to the garden, door to the kitchen.

KITCHEN/BREAKFAST ROOM

With window to the side and rear aspect, range of matching eye and base level units, worktop with inset sink and a half with drainer, integrated appliances include dishwasher, fridge freezer and chest level double oven, five ring gas hob with extractor hood over, peninsular with breakfast bar, part tiled floor, open to:

FAMILY ROOM

With wood effect flooring and door to the garden, door to:

UTILITY ROOM

With door to side access, preparation counter with inset sink and drainer, space and plumbing for washing machine and dryer, part tiled walls, tiled floor.

STUDY

With windows to the front aspect, fitted storage unit with range of cupboard and drawers, wood effect flooring.

FIRST FLOOR**GALLERIED LANDING**

With loft access via hatch, window to the front aspect, wood effect flooring, cupboard housing hot water cylinder, doors to:

PRINCIPAL BEDROOM

With windows to the front aspect, fitted wardrobes, wood effect flooring, door to:

EN-SUITE BATHROOM

With window to the rear aspect, suite comprising; low level wc, pedestal wash basin, panelled bath with chrome telephone style mixer tap, shower enclosure with glass and chrome door, part tiled walls.

BEDROOM 2

With window to the rear aspect, fitted wardrobes, wood effect flooring, door to:

EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising; low level wc, glass and chrome shower enclosure and pedestal wash basin, part tiled walls, tiled floor.

BEDROOM 3

With window to the front aspect, wood effect flooring, fitted wardrobes.

BEDROOM 4

With window to the rear aspect, fitted wardrobe.

BEDROOM 5

With window to the rear aspect, wood effect flooring, fitted wardrobes.

FAMILY BATHROOM

With window to the side aspect, contemporary suite comprising; low level wc, panelled bath, pedestal wash

basin and shower enclosure with glass and chrome door, chrome heated towel rail, part tiled walls, tiled floor, underfloor heating.

OUTSIDE

The front boundary is retained by a well maintained hedgerow with a stepped pathway leading to the entrance door and features an attractive lawn area and a selection of trees and shrubs. Furthermore, the driveway offers parking for three cars leading to the detached double garage.

The fully enclosed and part walled rear garden is mostly laid to lawn with a selection of mature shrubs and trees, a patio area, external lights, an outside tap, door to the garage and gates side access.

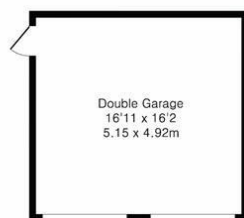


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £750,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire





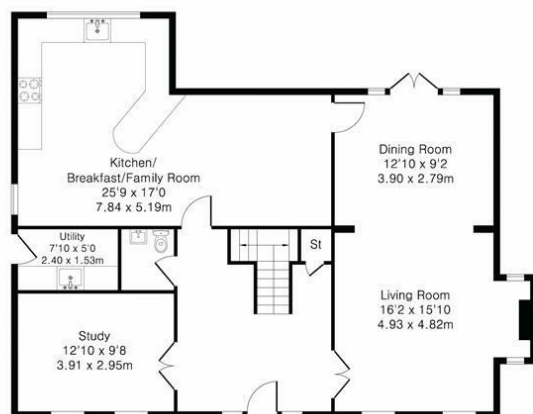
Garage

Approximate Gross Internal Area 2245 sq ft - 208 sq m

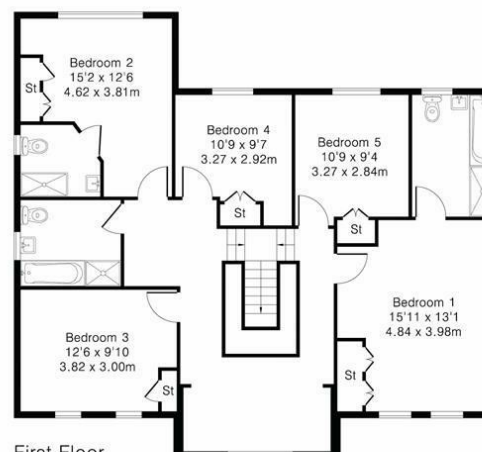
Ground Floor Area 1111 sq ft – 103 sq m

First Floor Area 1134 sq ft – 105 sq m

Garage Area 273 sq ft – 25 sq m



Ground Floor



First Floor



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 practise. 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.



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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.