



Green Street, Duxford, CB22 4RG

CHEFFINS

Green Street

Duxford,
CB22 4RG

- High spec refitted kitchen
- Open sitting/dining room
- Sought after location
- Four bedrooms
- Driveway and garage
- Private rear garden

A modern four bedroom home situated in a tucked away location within the village. The property offers bright and well proportioned accommodation, together with a private rear garden, driveway and garage.

4 2 1

Guide Price £565,000





LOCATION

The well-regarded south Cambridgeshire village of Duxford has a useful range of local amenities including store/post office, primary school, Church, cafes and public houses. The market town of Saffron Walden is about 7 miles south, the University city of Cambridge is about 10 miles north. The nearest mainline station is situated close by at Whittlesford and the M11 motorway access point (junction 10) is around 1 mile distant.

GROUND FLOOR

ENTRANCE HALL

Entrance door and doors to adjoining rooms.

KITCHEN

High spec fitted kitchen with a range of base and eye level units with quartz worktop space over, Miele appliances including four ring induction hob with extractor hood over, steam oven and conventional oven, integrated fridge freezer and window to the front aspect.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the side aspect.

UTILITY/SHOWER ROOM

Fitted with base units with quartz worktop space over, stainless steel sink, space and plumbing for washing machine, tumble dryer and freezer, shower enclosure and window to the front aspect.

SITTING/DINING ROOM

Feature fireplace with wood burning stove, bespoke oak staircase with

glazed balustrade and windows to the rear aspect and glazed French doors leading to:

CONSERVATORY

Windows to the rear and side aspects and glazed French doors to the side aspect.

FIRST FLOOR

LANDING

Window to the side aspect, doors to adjoining rooms and access to the loft space.

BEDROOM 1

Fitted wardrobes and windows to the rear aspect.

BEDROOM 2

Fitted wardrobe and windows to the rear aspect.

BEDROOM 3

Window to the front aspect.

BEDROOM 4

Window to the front aspect

BATHROOM

Comprising ceramic wash basin, panelled bath with shower over and

low level WC. Door to airing cupboard and obscure glazed window to the front aspect.

OUTSIDE

To the front of the property there is a gravelled driveway providing off-street parking for several vehicles and access to the garage. There is gated side access to the rear garden which is predominantly laid to lawn with mature beds and trees bordering and a paved terrace for al fresco entertaining.

GARAGE

Up and over door, power and lighting connected and personal door to the rear.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

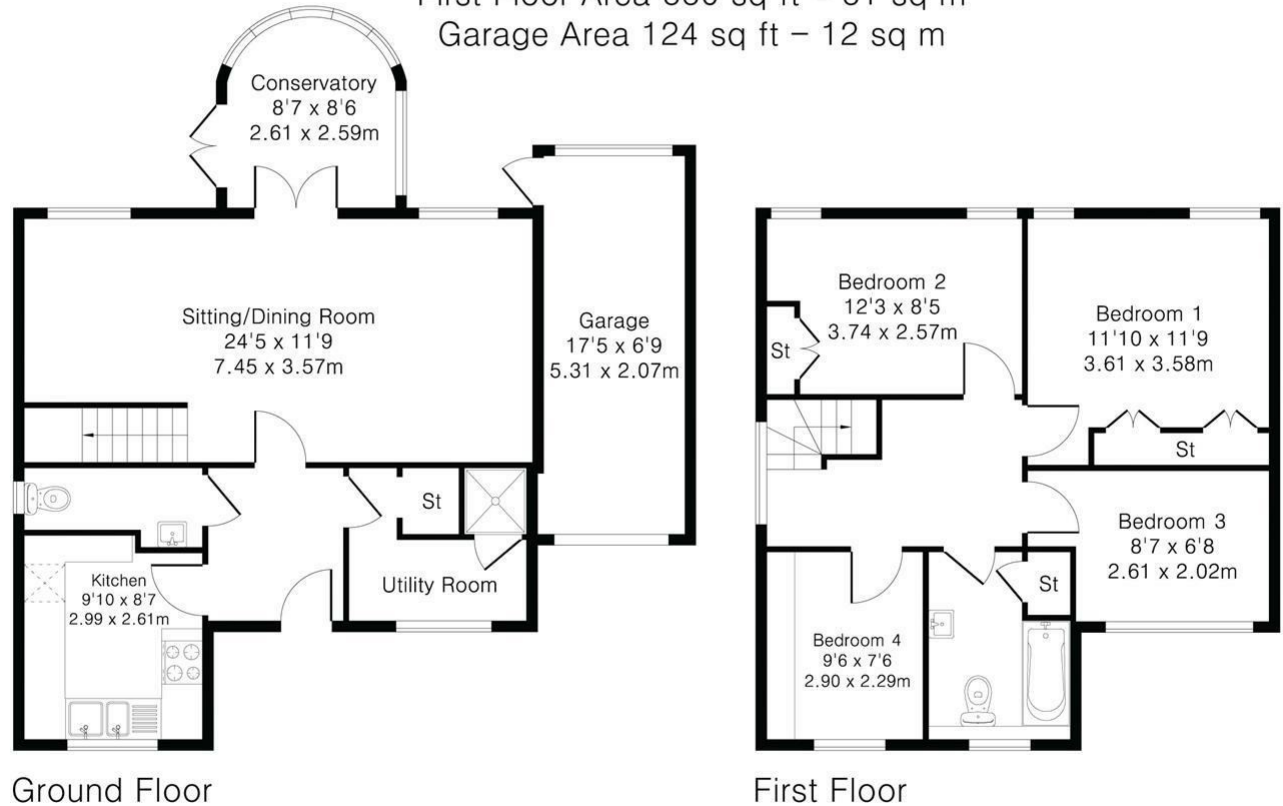
By appointment through the Agents.







Approximate Gross Internal Area 1207 sq ft – 112 sq m
 Ground Floor Area 657 sq ft – 61 sq m
 First Floor Area 550 sq ft – 51 sq m
 Garage Area 124 sq ft – 12 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		72	
(69-80) C			
(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 £565,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South Cambridgeshire



8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

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.