



Rectory Road, Duxford, CB22 4RZ

CHEFFINS

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Duxford,
CB22 4RZ

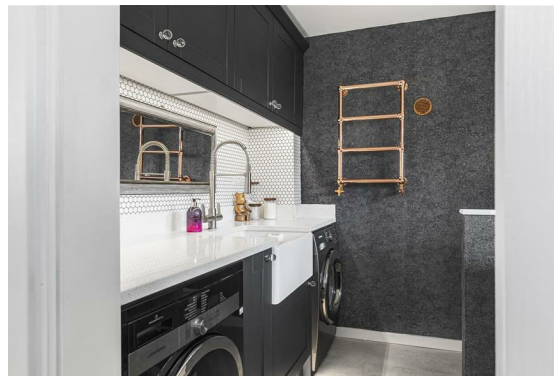
- Recently enhanced throughout
- Refitted kitchen/diner
- Three bedrooms
- Generous south easterly garden
- Scope for enlargement STP
- Popular village location

A beautifully appointed and recently enhanced three bedroom semi-detached home positioned in a quiet and popular village location. The property presents great craftsmanship and well proportioned living accommodation throughout together with generous south easterly gardens and scope for further enlargement.



Guide Price £375,000





LOCATION

The well-regarded south Cambridgeshire village of Duxford has a useful range of local amenities including store/post office, primary school, Church 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 obscure double glazed window to the front aspect, staircase rising to the first floor and doors to adjoining rooms.

KITCHEN/DINING ROOM

Recently refitted with a range of base and eye level units with quartz worktop space over, ceramic sink unit, five ring Bosch induction hob with extractor hood over, integrated oven, fridge freezer and dishwasher and built-in understairs pantry cupboard. Dual aspect with obscure double glazed window to the side aspect and double glazed window to the rear aspect. Sliding door to:

UTILITY/CLOAKROOM

Comprising base and eye level units with quartz worktop space, space and plumbing for washing machine and tumble dryer, ceramic sink unit and low level WC. Obscure double glazed window to the side aspect and door providing access to the outdoor space.

LIVING ROOM

Double glazed window to the front aspect and French doors opening to:

CONSERVATORY

A triple aspect room with double glazed windows to the rear and both sides and double glazed door opening to the garden. Tiled flooring.

FIRST FLOOR

LANDING

Obscure double glazed window to the rear aspect and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect and built-in storage cupboard.

BEDROOM 2

Double glazed window to the front aspect and built-in storage cupboard.

BEDROOM 3

Double glazed window to the rear aspect overlooking the garden and built-in storage cupboard.

BATHROOM

Recently refitted suite comprising panelled bath with shower over, wash basin with vanity cupboards beneath, low level, heated towel rail and a pair of obscure double glazed windows to the rear aspect.

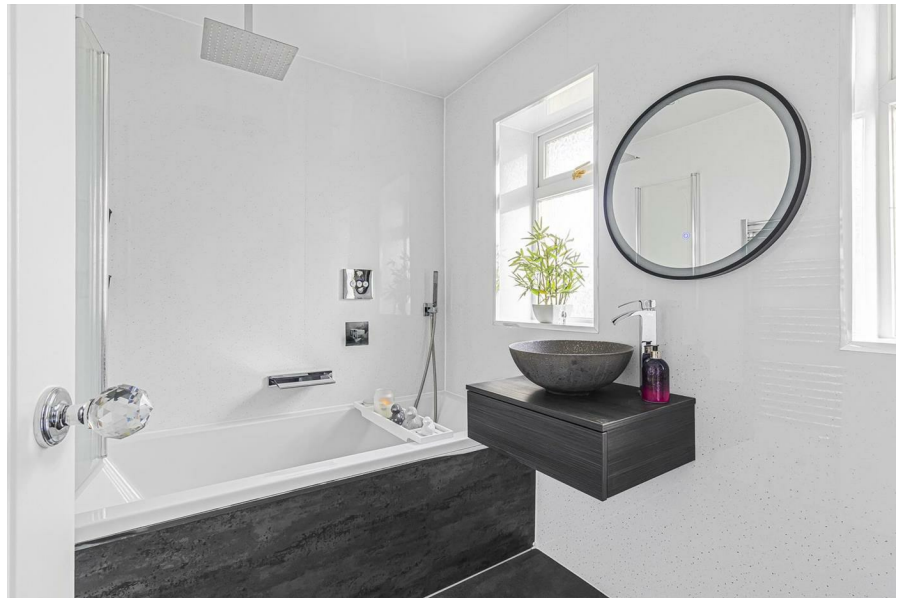
OUTSIDE

The front garden is predominantly laid to lawn with a flower and shrub bed and a block paved path leading to the front door and side. To the rear of the property the garden is of a good size and south-easterly facing, predominantly laid to lawn with a range of mature hedges and trees bordering, a paved terrace and timber storage shed. There is lay-by parking available to the front of the property.

VIEWINGS

By appointment through the Agents.



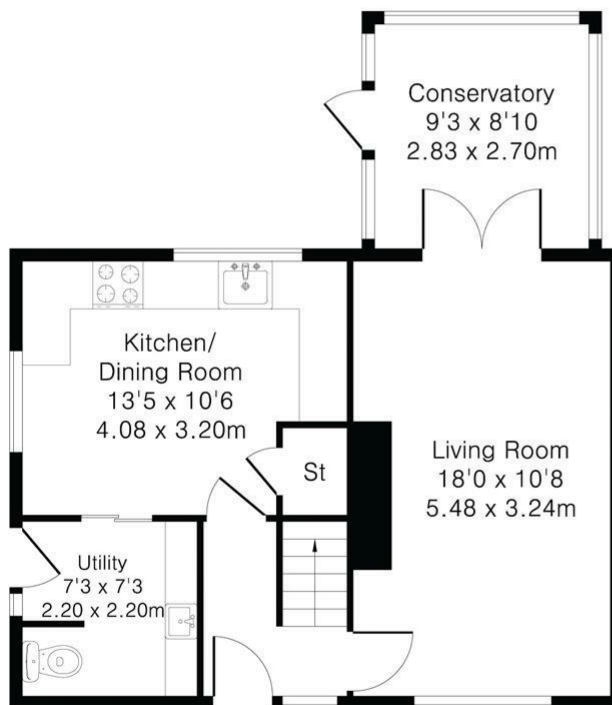




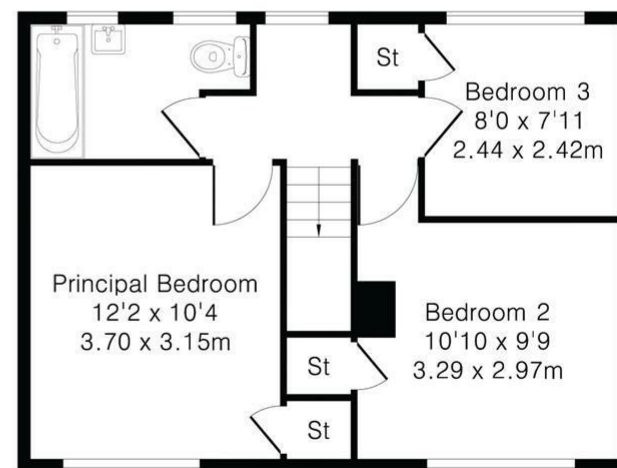
Approximate Gross Internal Area 961 sq ft - 90 sq m

Ground Floor Area 524 sq ft – 49 sq m

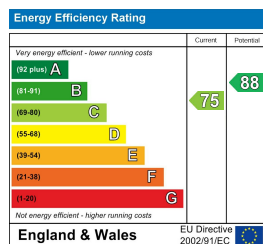
First Floor Area 437 sq ft – 41 sq m



Ground Floor



First Floor



Guide Price £375,000

Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

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.

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



CHEFFINS

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.