



Elms Close, Duxford, CB22 4RD

CHEFFINS

Elms Close

Duxford,
CB22 4RD

- Detached house
- Well-presented accommodation
- Five bedrooms
- Garage/workshop
- Driveway parking
- Popular village location

A well appointed, spacious detached family home positioned in a quiet, tucked away location within the village. The property benefits from bright and versatile living accommodation throughout together with private rear garden, driveway parking and studio/workshop.

5 1 2

Guide Price £575,000





LOCATION

Duxford provides an excellent range of local amenities including store/post office, primary school, church and public houses, and is conveniently placed just 9 miles south of the university city of Cambridge. For the commuter, the village is so well placed just one mile from the nearest access onto the M11 motorway (Junction 10) and also close to the mainline train station at Whittlesford.

GROUND FLOOR

ENTRANCE HALL

Entrance door, stairs rising to the first floor, doors to adjoining rooms.

CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC, built in storage cupboard with shelving, part tiled wall and tiled floor, obscure double glazed window to the side aspect.

KITCHEN/DINER

Fitted with a range of base and eye level units with oak counter tops, integrated conventional oven and four ring gas hob with extractor hood above, ceramic sink, space for washing machine, tumble dryer and dishwasher, space for free-standing fridge freezer, part-tiled flooring, double glazed window to the rear aspect overlooking the garden along with a pair of double glazed patio doors providing direct access. Open doorway into:-

SITTING ROOM

Double glazed windows to the front aspect, built in log burner.

STUDY

Double glazed window to the front aspect, built in shelving space.

FIRST FLOOR

LANDING

Double glazed window to the side aspect, storage cupboard with shelving housing the boiler, doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect, built-in wardrobes, timber floorboards.

BEDROOM 2

Double glazed window to the rear aspect, timber floorboards.

BEDROOM 3

Double glazed window to the rear aspect, built-in shelving, timber floorboards.

BEDROOM 4

Double glazed window to the front aspect, timber floorboards.

BEDROOM 5

Double glazed window to the front aspect, timber floorboards.

BATHROOM

Comprising walk-in shower enclosure with shower attachment above, ceramic wash basin with vanity cupboard beneath, splashback tiles, free-standing bath, low level WC, heated towel rail, obscure double glazed window to the rear aspect.

OUTSIDE

To the front of the property is a garden with a range of mature trees, shrubs and flowers. A block paved driveway to the side provides off-street parking in front of the carport and garage which is currently being used as a workshop. A door from the workshop provides side access to the rear garden which is predominantly laid to lawn with a decking/patio area, a range of mature trees, shrubs and flowers, timber pergola and additional patio space.

GARAGE/WORKSHOP

Double glazed skylight and window to the side aspect, double doors opening into the car port area. Range of base and eye level units, wash basin, power supply.

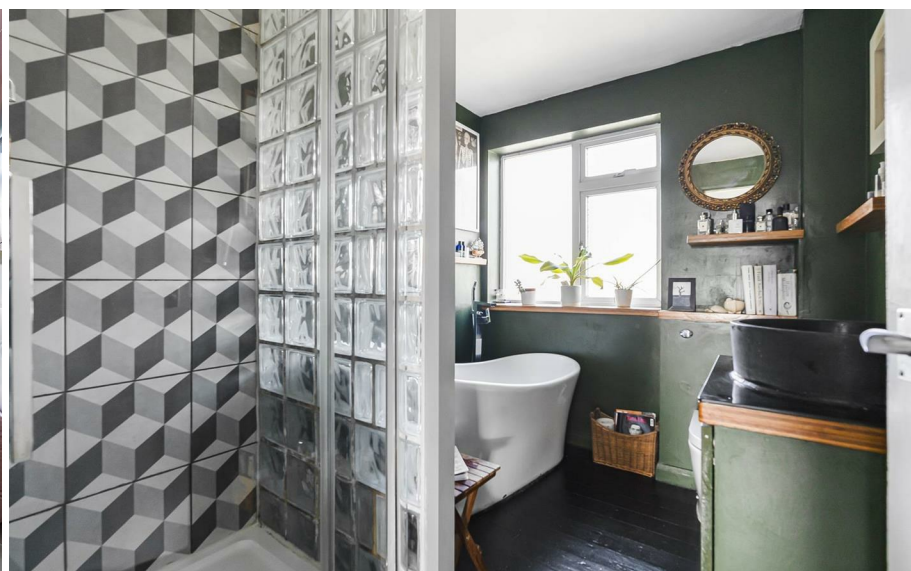
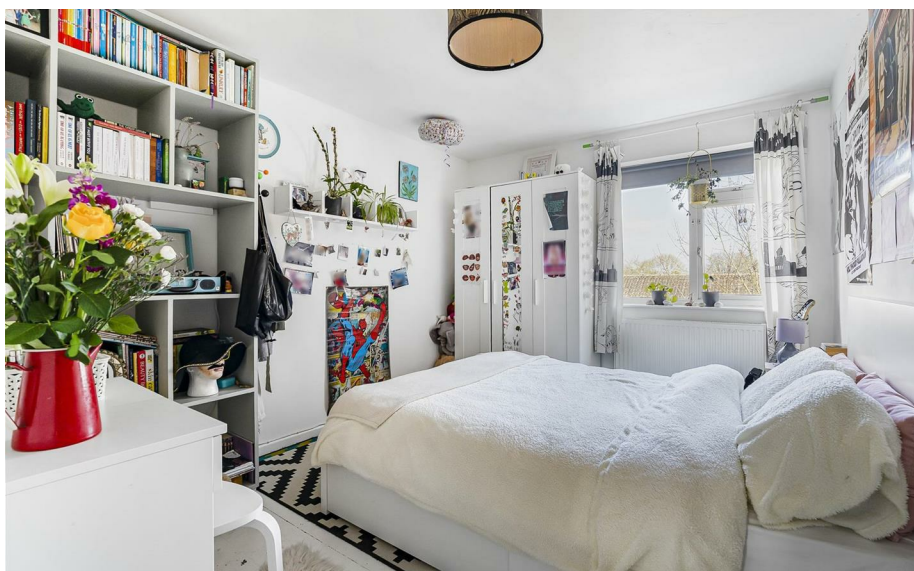
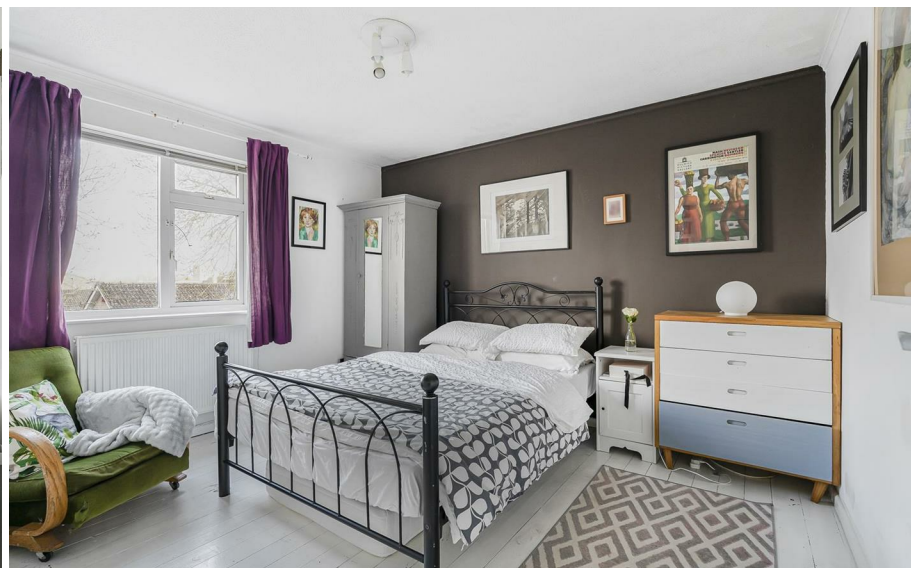
SOLAR PANELS


The property has eight solar panels to the front roof elevation. Excess energy is sold back to the grid.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	100
(81-91) B		
(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 £575,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South Cambridgeshire

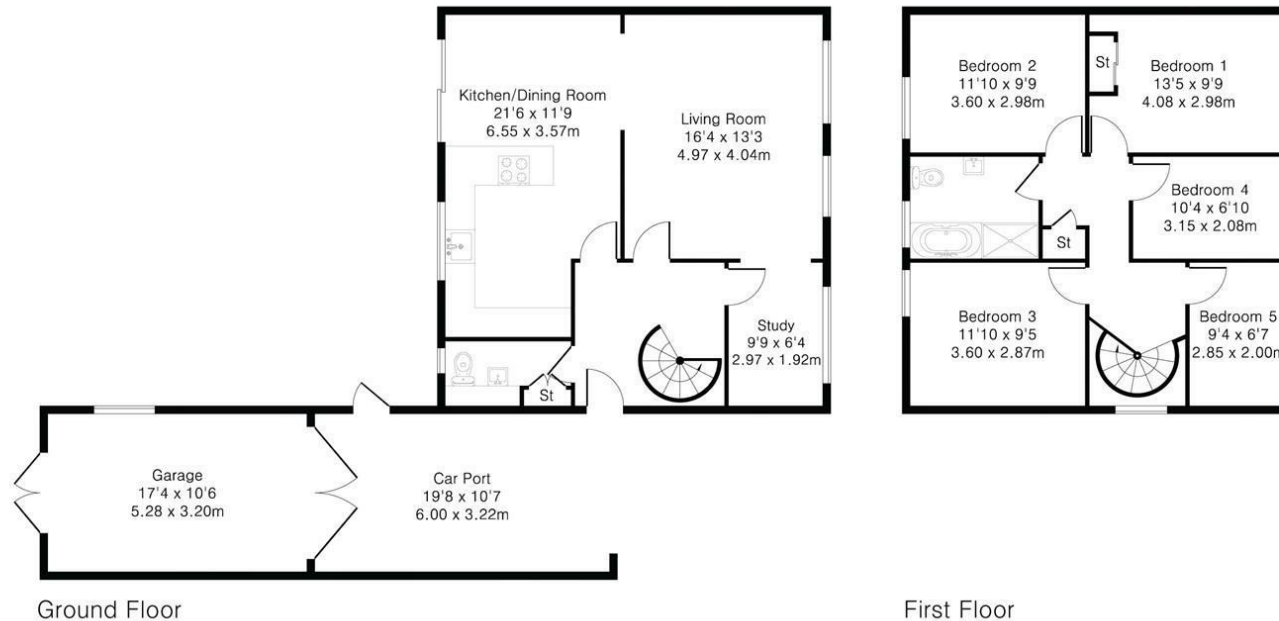


Approximate Gross Internal Area 1320 sq ft - 122 sq m

Ground Floor Area 660 sq ft – 61 sq m

First Floor Area 660 sq ft – 61 sq m

Garage Area 183 sq ft – 17 sq m



Ground Floor

First Floor

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.

