



8 Petersfield Road, Duxford, CB22 4SF
Guide Price £550,000 Freehold



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AN EXTENDED AND GREATLY IMPROVED DETACHED FAMILY HOME OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION AND ENJOYING A PLEASANT TUCKED AWAY CUL-DE-SAC POSITION CLOSE TO THE CENTRE OF THIS SOUGHT-AFTER AND WELL SERVED VILLAGE

- Detached house
- 1300 Sqft / 121 Sqm
- Constructed in the 1970's
- Driveway parking and double length garage
- EPC - C / 80
- 4 beds, 1 bath, 2 recepts
- 0.1 acres
- Gas fired central heating to radiators
- Solar panels (more info on request)
- Council tax band - F

The property enjoys a tranquil cul-de-sac position just a short walk from the primary school and village amenities. The current owner has lived there for over 40 years and has greatly improved and enlarged the home in this time, resulting in extremely spacious and well planned living accommodation.

The kitchen/breakfast room and utility room have been refitted with a Magnet kitchen boasting attractive cabinetry including pull-out larders, deep pan drawers and corner carousel units plus a range of integrated appliances including Neff gas hob, oven, extractor, full height fridge freezer and a dishwasher. Opening off from the kitchen is the utility area with matching cabinetry and granite surfaces, door to the side of the property and plumbing for washing machine and space for a tumble dryer. There are French doors out to the garden and an archway through to the dining room. The sitting room boasts a dual aspect and has a feature gas coal effect fire.

Upstairs there are four good size bedrooms, bedroom one and two both with recently refitted mirror fronted wardrobe cupboards and a family bathroom.

Outside the front garden is laid mainly to lawn and there is off-road parking for several cars and a double length garage with up and over door, power and light connected. The rear garden enjoys a sunny south-facing orientation and has been landscaped with ease of maintenance in mind, laid mainly to attractive paviour and slate chipping, a pleasant area to enjoy alfresco dining and a large timber shed.

Location

Duxford is a picturesque village established around the churches of St Peter's and St John's, set in some of the finest South Cambridgeshire countryside. It has become an important and growing community with the advantage of an excellent range of local facilities. A primary school serves the area and a regular bus route runs to Saffron Walden and the University City of Cambridge.

In addition, the nearby village of Sawston includes a highly regarded village college, banks, two supermarkets and recreational facilities. Renowned for the Imperial War Museum, to which residents are eligible for free access, Duxford has become a desirable locality for the commuter with the M11 junction and Whittlesford Parkway railway station both just over a mile away. The latter offers a convenient and regular service to London Liverpool Street. Royston is a short drive away and has a fast rail service to London King's Cross.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage

Statutory Authorities

South Cambridgeshire District Council

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

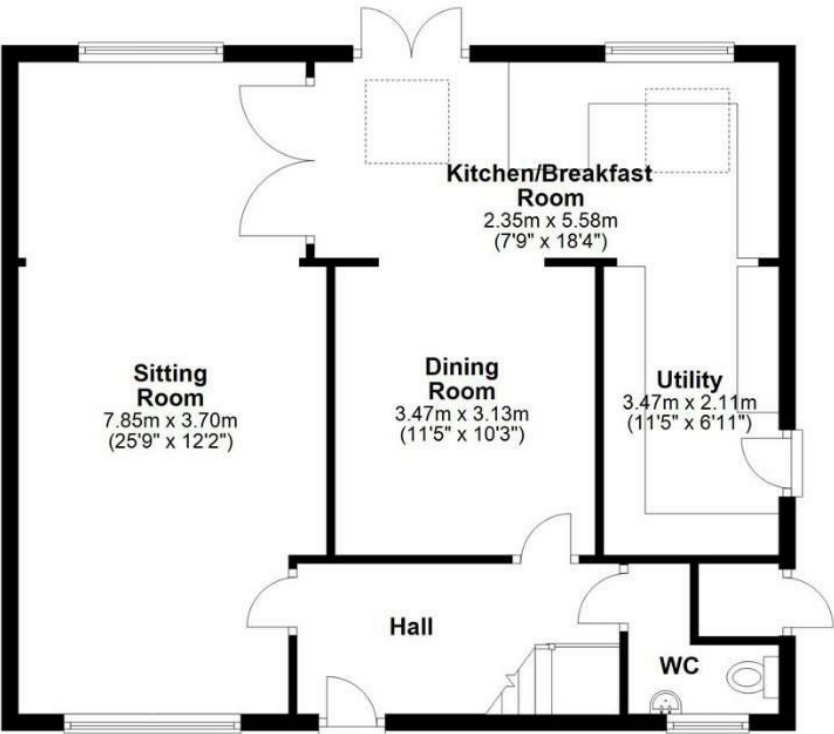
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



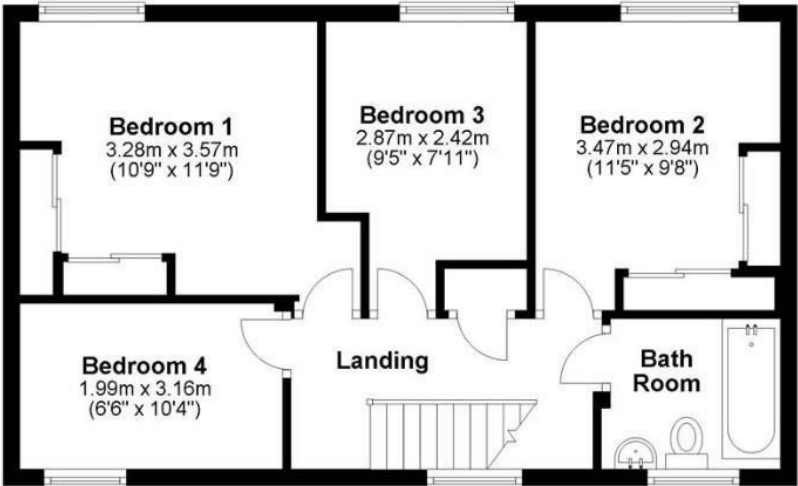
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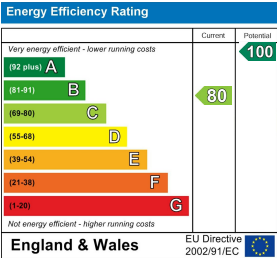
Ground Floor



First Floor



Approx. gross internal floor area 121 sqm (1300 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

