



44 Ickleton Road, Duxford, Cambridge, CB22 4RT
Offers Over £690,000 Freehold



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AN IMPRESSIVE AND RECENTLY RENOVATED FOUR-BEDROOM DETACHED RESIDENCE OFFERING FLEXIBLE ACCOMMODATION OVER TWO LEVELS, AVAILABLE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Detached house
- 4 beds, 2 baths, 2 reception rooms
- Gas fired central heating to radiators
- EPC-D / 64
- No onward chain
- 1853 Sqft/172 Sqm
- Constructed in 2000
- Large driveway for several cars and garage
- Council tax band -E

44 Ickleton Road was constructed in 2000, offering sensible and well-proportioned accommodation measuring circa 1850 Sqft. The property has undergone recent improvements to include re-decoration throughout, new carpets and fencing.

The ground floor accommodation, which has hardwood flooring, comprises of a porch and entrance hall, sitting/dining room with feature fire place and sliding doors leading to the garden, and a kitchen/breakfast room. The kitchen is well appointed with a both base and eye level cabinetry, range cooker with gas hob, inset ceramic sink with mixer taps, fridge/freezer and space for dishwasher. The utility room offers further cabinetry, stainless steel sink, space for washing machine and tumble dryer and access to garden and garage. The ground floor has two good size bedrooms and a family bathroom fitted with a four piece suite. There is underfloor heating in the porch area and the downstairs bathroom.

The first floor accommodation comprises of two large double bedrooms both with dual aspect light and the family bathroom is fitted with a three piece suite, with shower over bath. The property is extremely versatile as it would suit young families or multigenerational families. The downstairs bedrooms could be used as a playroom, study or snug.

Outside you have a large enclosed rear garden mostly laid to lawn, gated side access, a large driveway with parking for multiple vehicles and a garage.

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 under 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

Cambridge City Council
Council tax band - E

Fixtures and Fittings

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

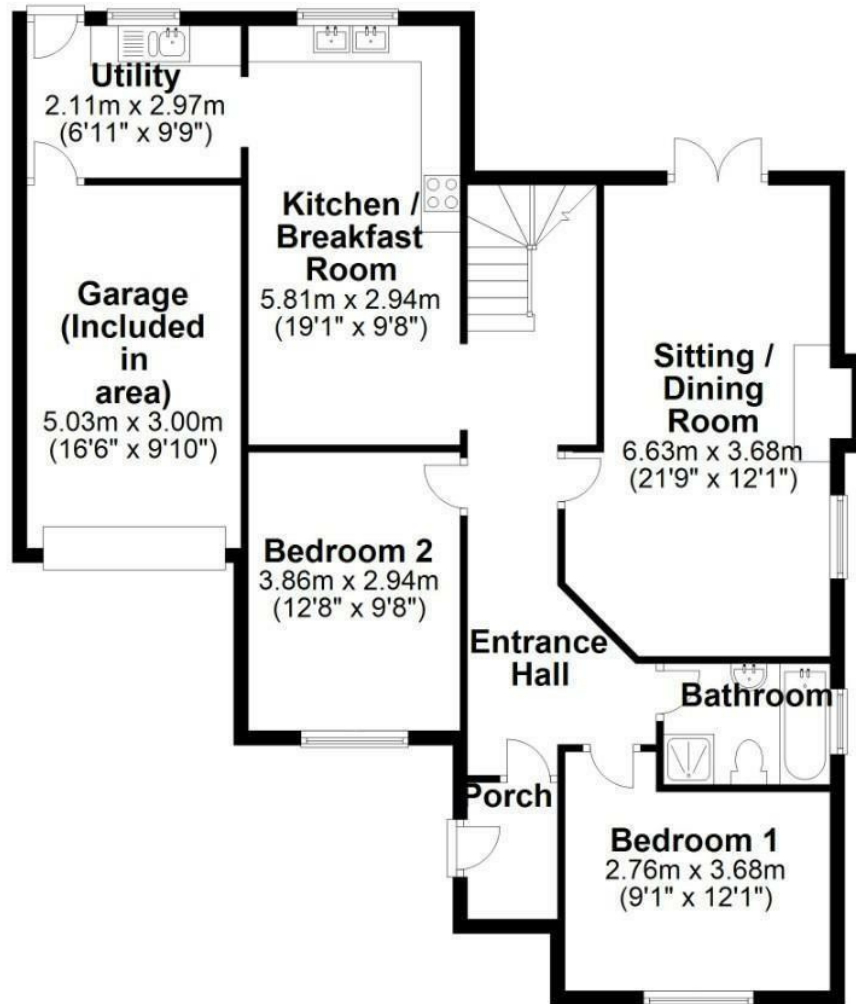
Viewing

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



Ground Floor

Approx. 108.0 sq. metres (1162.2 sq. feet)

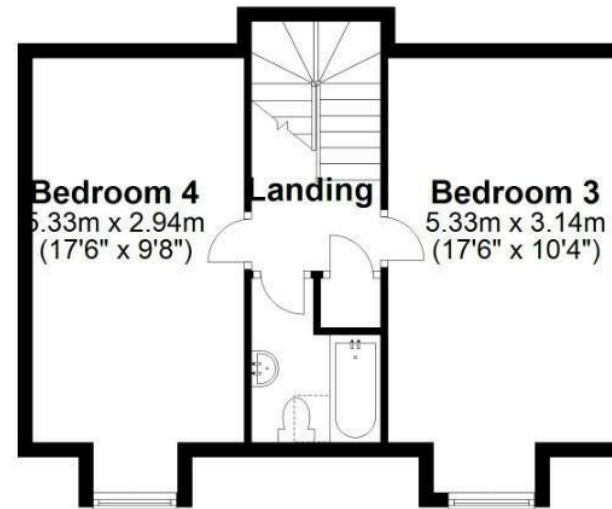


Total area: approx. 172.2 sq. metres (1853.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		64	78
		EU Directive 2002/91/EC	

