



Kingsway, Duxford, Cambridge, CB22 4QN



welcome to

Kingsway, Duxford, Cambridge

An extremely spacious semi-detached house offering an exceptional and flexible accommodation in this established residential location. Internal viewing is recommended to fully appreciate the scope and potential of this family home.



Door To Entrance Porch

Storage heater, double glazed window to front and door to entrance hall.

Entrance Hall

Stairs off to first floor with understairs cupboard.

Cloakroom/Shower Room

Suite comprising bath with shower over, low flushed w/c, wash hand basin, Velux window.

Lounge

18' 8" x 12' 2" (5.69m x 3.71m)

Double glazed windows and double doors to rear, twin Velux windows and radiator.

Home Office

15' 2" x 11' 11" (4.62m x 3.63m)

Double glazed double doors to rear, doors off to bedrooms 3 and 4, door to inner hall.

Kitchen/Diner/Family Room

21' x 13' 4" extending to 24' 6" (6.40m x 4.06m extending to 7.47m)

Lovely open plan kitchen/diner/family room with range of base and wall units, double glazed window to front, radiator and door to utility. To one side of the room there is a lovely feature fireplace with surround. Double doors to lounge.

Utility Room

Space and plumbing for automatic washing machine, double glazed window to front.

Bedroom 3

14' 10" x 8' 2" extending to 12' 2" (4.52m x 2.49m extending to 3.71m)

Radiator, double glazed window to front.

Bedroom 4

10' x 9' 9" (3.05m x 2.97m)

Radiator, double glazed window to rear, Velux window.

Staircase From Entrance Hall

To first floor landing. Storage cupboard, double glazed window to front.

Bedroom 1

14' 3" x 10' 10" (4.34m x 3.30m)

Radiator with decorative cover, double glazed window to rear.

Bedroom 2

11' 4" x 9' 10" (3.45m x 3.00m)

Airing cupboard, radiator with decorative cover and double glazed window to rear.

Bathroom

Suite comprising bath, separate shower cubicle, low flushed w/c, wash hand basin, towel radiator, wall tiling and double glazed window to front.

Loft Room

20' 10" max x 9' 1" max (6.35m max x 2.77m max)

An extremely useful loft room with radiator and twin Velux windows to rear. Please note that the measurements are maximum and measured into eaves.

Outside

Lovely decked terrace into shaped lawn with fence surround. Workshop/store together with lean to greenhouse.

Agent's Note

Please note that there is a monthly service charge of £12.00 on the property.

The property also benefits from full fast fibre internet supplied by County Broadband.



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welcome to

Kingsway, Duxford, Cambridge

- Extremely spacious extended semi-detached family home.
- Flexible accommodation including anywhere between 2 and 4 bedrooms.
- Spacious open plan kitchen/dining/family room.
- Lounge and home office.
- Loft room.

Tenure: Freehold EPC Rating: E

offers in excess of

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109579 - 0011

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