



Varrier Jones Drive, Papworth Everard Cambridge  
**£575,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Desirable Village Location
- Lounge with Bay Window and Featured Log Burner
- Private Rear Enclosed Garden
- Secluded Drive, Double Garage and Parking for Multiple Cars
- Solar Panels with Quarterly Government Payments

Papworth Everard is a large village with a thriving community offering a pharmacy and doctors' surgery, a convenience store with Post Office, a veterinary surgery, a coffee shop/micro pub, a unisex hair salon, a library along with the new addition of Printworks. Papworth lies just 10 miles west of Cambridge and 6 miles south of Huntingdon. Transport in the village includes frequent busses to Cambridge, Huntingdon, St Neots and St. Ives.

## Ground Floor

Entrance Hall  
Leading to;

Study - 6.7" x 10.2" (2.00m x 3.09m)  
Multifunctional room with window to front.



### Cloakroom

Fitted with two-piece suite comprising of a wash hand basin, low-level-WC and window to side.

### Kitchen - 10.3" x 9.6" (3.12m x 2.89m)

Recently renovated, the Kitchen is fitted with a matching range of base and eye level units comprising of integrated appliances along with the additional benefit of a water softener.

### Utilty Room

Matching units with integral fridge freezer and additional sink. Plumbing for a washing machine, door leading to the garden.

### Dining Room - 9.0" x 13.5" Max (2.74m x 4.08m Max)

French doors leading to the garden.

### Lounge - 10.9" x 16.5" + Bay Window (3.27m x 5.00m + Bay Window)

Featured in-set log burner with bay window to front and French doors leading to the garden.

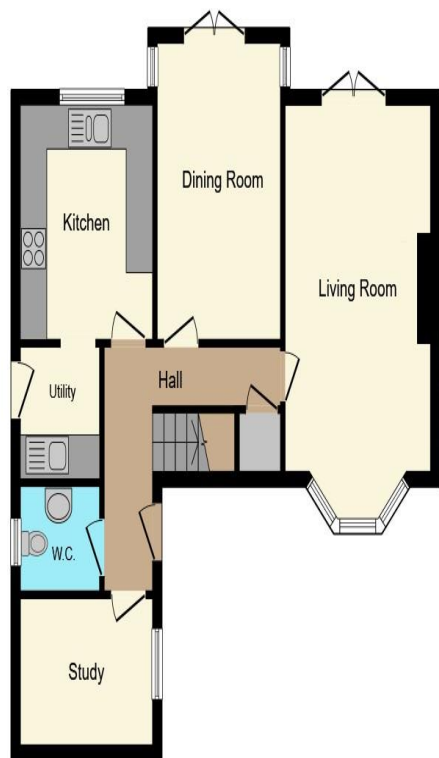
### First Floor

#### Master Bedroom - 11.4" x 10.1" Max (3.45m x 3.07m Max)

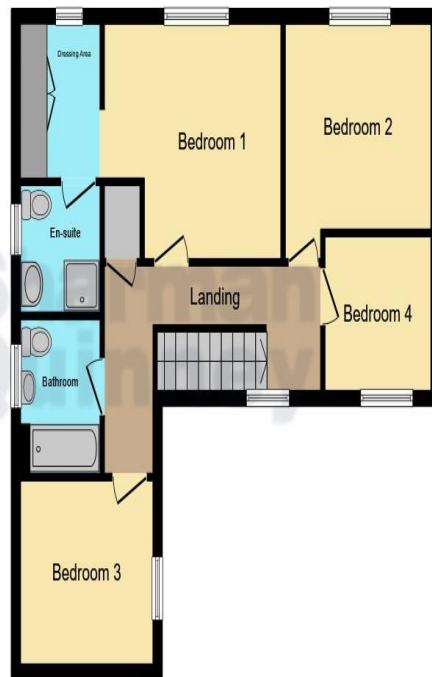
Window to rear with the addition of the separate dressing area including built-in wardrobes.

### En-Suite

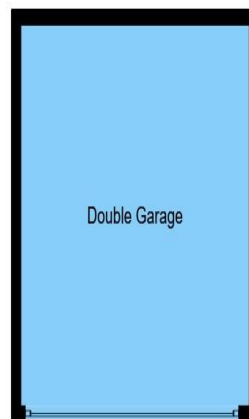




**Ground Floor**



**First Floor**



**Garage**

Fitted with a three-piece suite comprising of shower cubicle, wash hand basin and WC, window to side.

Bedroom 2 - 11.0" x 9.2" (3.35m x 2.79m)  
Window to rear.

Bedroom 3 - 8.1" x 10.3" (2.46m x 3.12m)  
Window to front.

#### Family Bathroom

Fitted with a three-piece suite comprising of a bath with overhead shower, wash hand basin low-level-WC and window to side.

Bedroom 4 - 8.1" x 7.1" (2.46m x 2.15m)  
Window to front.

#### Outside

The private rear enclosed garden offers an extended seated patio area with laid lawn to rear. Tucked away round the side of the property provides an additional secluded area with a generous shed with plentiful storage. The front of the property offers a generous private drive with parking for multiple cars. The double garage has been renovated with a singular electric sectional

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)


To view this property call Sharman Quinney on:  
**01223 426139**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

 13 High Street, Cambourne, CAMBRIDGE,  
Cambridgeshire, CB23 6JX

 orchardpark@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ204004 – 0003

