



Hurdles Way, Duxford, CB22 4PA

welcome to

Hurdles Way, Duxford

A well-maintained home which offers modern open plan living, two bedrooms and a family bathroom. Outside, the property benefits from a landscaped rear garden, car port and off-street parking. The property is conveniently situated for easy access to Whittlesford Parkway and the M11.



Lounge/ Dining Room

21' 4" max x 15' 9" max (6.50m max x 4.80m max)

Lovely open-plan lounge/dining room with wooden flooring. Under stairs storage cupboard. Radiator.

Kitchen

9' 6" x 9' 3" (2.90m x 2.82m)

Fitted kitchen comprising base and wall cupboards with work surface surrounds, oven and hob with extractor over, inset sink with mixer taps, integrated dishwasher and washing machine, space for fridge/freezer. Window to rear and skylight window.

Cloakroom

Low flush W/C. Wash hand basin. Window to rear. Radiator.

Staircase To First Floor

Hatch to loft. Radiator.

Bedroom One

15' 9" into wardrobes x 8' 6" max (4.80m into wardrobes x 2.59m max)

Bay window to front. Built in wardrobes to one wall. Airing cupboard/additional wardrobe space.

Bedroom Two

9' 3" x 8' 10" (2.82m x 2.69m)

Window to rear.

Bathroom

Fully tiled bathroom suite comprising low flush W/C, wash hand basin, bath with mixer tap and shower attachment over and glass shower door.

Outside

Rear Garden

Enclosed rear garden with patio, lawned area and sleepers to the border. Shed. Rear access.

Parking

Car port to the rear of the property which is accessed via an archway. Additional visitors parking is available at the front of the property.



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welcome to

Hurdles Way, Duxford

- Two bedroom mid-terraced family home.
- Modern open-plan kitchen/lounge.
- Downstairs cloakroom and family bathroom.
- Landscaped garden to rear.
- Car port and off-street parking.

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110558 - 0005

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