



Duddle Drive, Longstanton Cambridge
£450,000 **Freehold**

**Sharman
Quinney**

Key Features



- Detached family home
- Four bedrooms
- Open plan kitchen/diner
- Spacious lounge featuring Pryzm fireplace
- Downstairs utility room
- Well sized and private rear garden
- Single garage with driveway

Downstairs, the property features a spacious open plan kitchen and dining room, upgraded from the original layout to create a bright, flowing living space. It offers generous room for family dining, a practical breakfast bar, extensive cupboard storage, and quality appliances including a double oven, gas ring hob, and extractor ventilator.

The generous lounge provides plenty of room for relaxation and includes a British made Pryzm fireplace with a brick tiled back wall. A versatile study extends from the lounge and opens directly onto the rear garden, enhancing the indoor-outdoor feel.

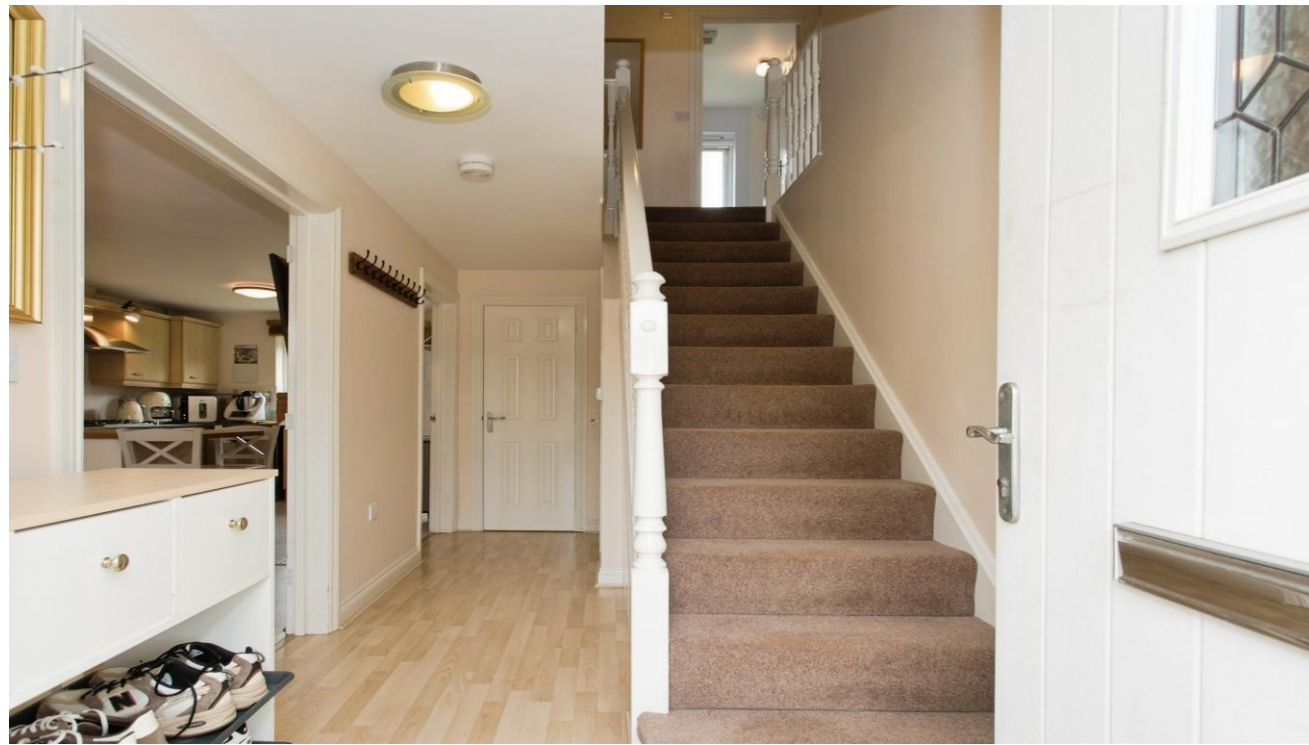


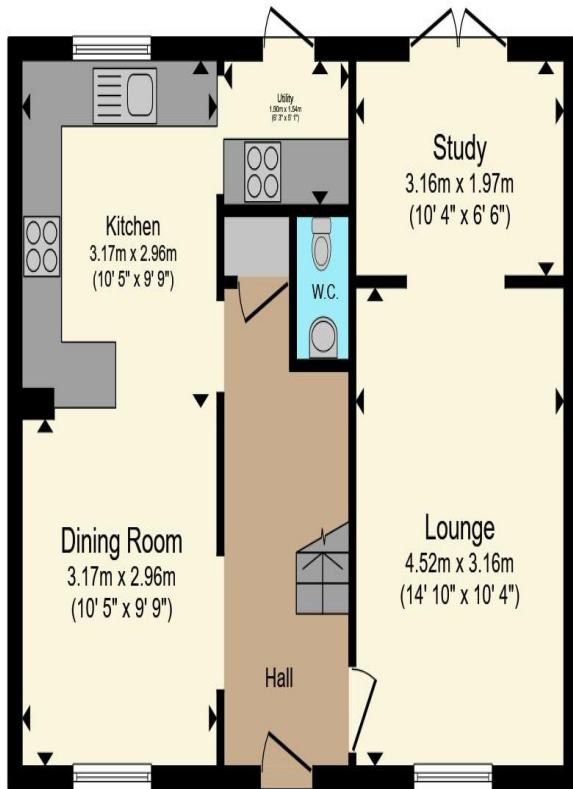
Completing the ground floor is a convenient utility room and WC, along with a well designed understairs storage area fitted with adjustable shelving.

Upstairs, there are four well sized bedrooms, including three doubles. The principal bedroom benefits from its own en suite, while bedrooms three and four offer built in storage. A modern family bathroom completes the first floor.

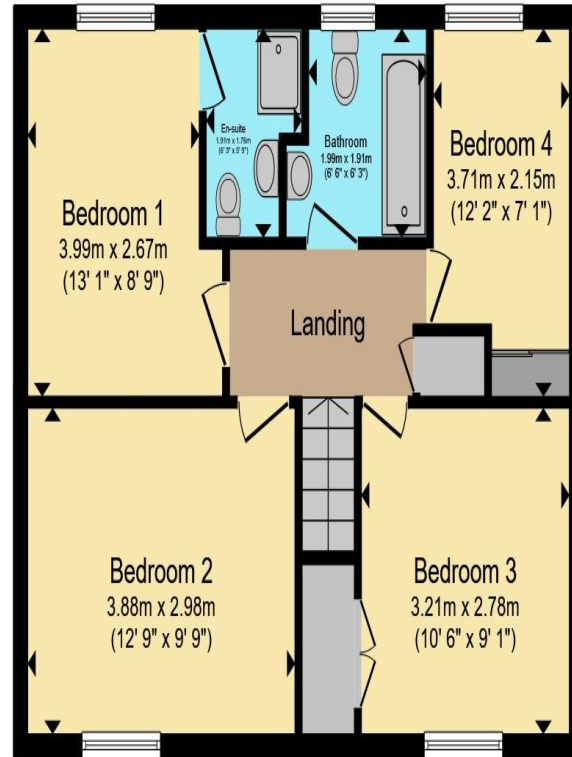
Outside, the rear garden is laid to lawn and features a generous decking area, perfect for outdoor relaxation or entertaining. A single garage is situated to the side of the property, along with off-road parking for added convenience.

With the guided busway, residents benefit from a direct and frequent link into Cambridge, making it ideal for commuters or those who regularly visit the city centre, the railway station, or Addenbrooke's Hospital. Additionally, the proximity to major roads-the A14 and M11-makes Longstanton accessible by car, enhancing its appeal for those who may commute or travel frequently.





Ground Floor



First Floor

- Kitchen - 3.17m x 2.96m / 10'5" x 9'9"
- Dining room - 3.17m x 2.96m / 10'5" x 9'9"
- Lounge - 4.52m x 3.16m / 14'10" x 10'4"
- Study - 3.16m x 1.97m / 10'4" x 6'6"
- Utility - 1.90m x 1.54m / 6'3" x 5'1"
- Bedroom one - 3.99m x 2.67m / 13'1" x 8'9"
- Bedroom two - 3.88m x 2.98m / 12'9" x 9'9"
- Bedroom three - 3.21m x 2.78m / 10'6" x 9'1"
- Bedroom four - 3.71m x 2.15m / 12'2" x 7'1"
- Bathroom - 1.99m x 1.91m / 6'6" x 6'3"
- En-Suite - 1.91m x 1.76m / 6'3" x 5'9"

Total floor area 105.9 m² (1,140 sq.ft.) approx

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.propertybox.io

**Sharman
Quinney**

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

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

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 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: ORP102344 - 0001

