



Hurdles Way, Duxford, CB22 4PA

welcome to

Hurdles Way, Duxford

Well-presented spacious townhouse in Duxford with 4 double bedrooms, lovely open plan lounge/diner/kitchen, low maintenance rear garden, and 2 allocated parking spaces. Viewing is highly recommended.



Door To Entrance Hall

Stairs to first floor landing. Door to lounge/diner.

Lounge/Diner

21' 4" x 12' 6" (6.50m x 3.81m)

Understair storage cupboard. Wood flooring. Double glazed window to front. Door to side hall. Opens onto kitchen.

Kitchen

9' 4" x 8' 10" (2.84m x 2.69m)

Lovely fitted kitchen comprising built in oven and gas hob, sink unit with mixer tap and work surface surround, range of base and wall units, integral dishwasher, space and plumbing for automatic washing machine, space for fridge-freezer, wall shelving, part tiled walls, skylight windows with recess lighting, double glazed window to rear.

Side Hall

Door to cloakroom/WC. Door to rear garden.

Cloakroom/Wc

Low flush WC. Wash hand basin with cupboards below. Radiator. Window to rear.

First Floor Landing

Radiator. Double glazed window to rear. Stairs to second floor landing. Doors to:

Bedroom 2

16' x 9' 1" (4.88m x 2.77m)

Radiator. Double glazed window to front.

Bedroom 4

9' 5" x 9' 5" (2.87m x 2.87m)

Bathroom

Suite comprising bath with shower over, low flush WC, wash hand basin, wall tiling, recess lighting.

Second Floor Landing

Hatch to loft. Radiator. Double glazed window to rear. 2 storage cupboards. Doors to:

Bedroom 1

13' 1" x 12' 10" into bay (3.99m x 3.91m into bay)

Fitted wardrobes to one wall. Double glazed window to front. Radiator. Door to en-suite.

En-Suite

Comprising shower cubicle, wash hand basin, low flush WC, radiator, wall tiling, window to front.

Bedroom 3

12' 6" x 8' 11" max (3.81m x 2.72m max)

Radiator. Double glazed window to rear.

Outside

Rear Garden

Lovely low maintenance rear garden with paved decked with ample space for garden furniture making a perfect entertainment space, lawn space laid to artificial lawn with gate for rear access, wooden shed, gravel bed to border, and fence surround.

Parking

The property has the benefit of 2 allocated parking spaces.

Agents Note

There is an annual service charge of £120.



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welcome to

Hurdles Way, Duxford

- Spacious and well-maintained townhouse in Duxford.
- 4 double bedrooms with en-suite to principal bedroom.
- Open plan lounge/diner opening onto lovely fitted kitchen.
- Lovely low maintenance rear garden.
- 2 allocated parking spaces.

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

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RYN110853 - 0003

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