



116 sqm / 1258 sq ft

Garage & driveway

283 sqm / 0.07 acre

Freehold

Detached House

EPC - C / 73

4 bed, 1 recep, 1.5 bath

Council tax band - E

ILLINGWORTH WAY

A bright, well-balanced, four-bedroom detached home offering just over 1,250 sq ft of high-quality, contemporary accommodation. The property enjoys a recently refitted kitchen, a private, south-facing garden, and also benefits from an energy efficient 'C' rated EPC.



Guide Price
£550,000.00



A bright, well-balanced, four-bedroom detached home offering just over 1,250 sq ft of high-quality, contemporary accommodation. The property enjoys a recently refitted kitchen, a private, south-facing garden, and also benefits from an energy efficient 'C' rated EPC.

The ground floor is arranged around two generous reception areas. A sitting room extends across the rear of the house, with large windows and doors providing natural light and direct access to the garden. The kitchen/dining room to the front of the building is over 20ft (6.35m) long and has been newly fitted, creating a contemporary space for everyday living as well as entertaining. The proportions comfortably accommodate a full dining table, while the layout offers good workflow and storage. A cloakroom and useful internal storage complete the ground floor accommodation.

Upstairs, four bedrooms are arranged around a central landing. The principal bedroom is a comfortable double with built-in storage, and there is a second well-proportioned double and two further good sized bedrooms ideal for children, guests, or working from home. The family bathroom is centrally positioned and is fitted with a bath with a shower over, a concealed cistern w.c., and a hand basin.

The rear garden benefits from a high degree of privacy and is southerly facing to enjoy the best of the afternoon sunshine. It offers a space for relaxation, entertaining, or for children to play, and has direct access from the main living room. A detached garage and driveway provide useful storage and parking.

For buyers seeking an efficient home with generous natural light, a contemporary fitted kitchen and a south-facing garden, this property balances space, orientation and convenience.

Foxton is a historic village about 4 miles south-west of the city boundary along the A10. It is pretty and compact, with about 500 houses, and is well served by an OFSTED 'Good' rated primary school, a well-stocked local shop / post office, a traditional pub, modern village hall and playing fields with tennis courts, a bowling green and allotments.

The village has a feeling of community, and is tranquil while being very well connected. There is a cycle path direct to Cambridge, the Biomedical Campus, and the surrounding villages, while the mainline railway station connects to Cambridge station in 10 minutes and the fastest service to London Kings Cross takes just less than an hour. The new Cambridge South Station, set to open in 2026, will also allow for good connectivity directly to the Cambridge Biomedical Campus.

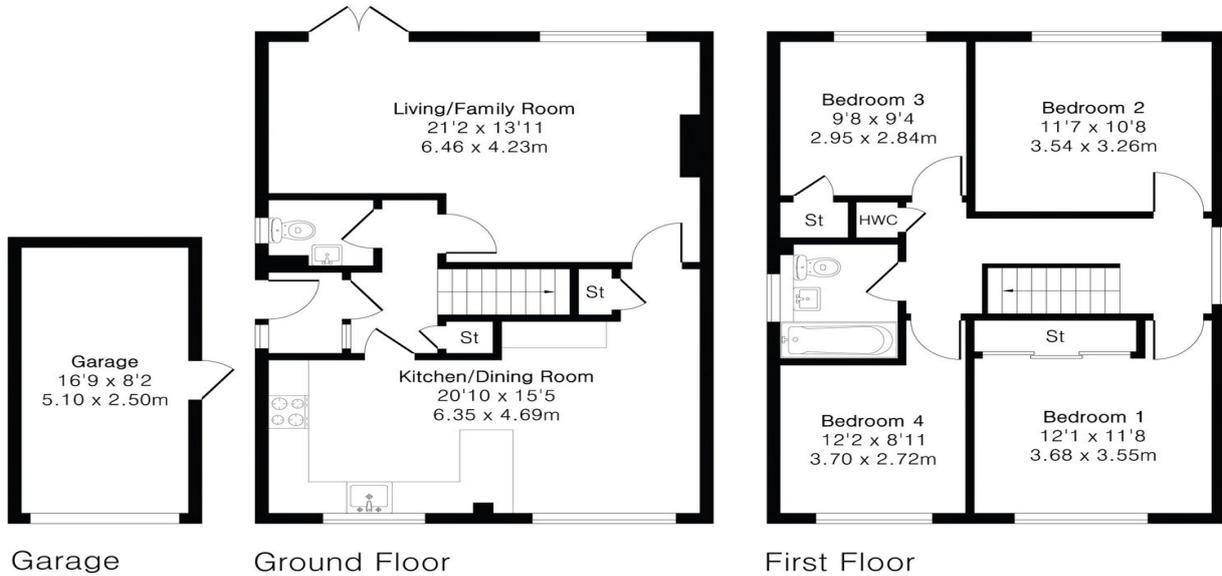


**Approximate Gross Internal Area 1258 sq ft - 116 sq m
(Excluding Garage)**

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 629 sq ft – 58 sq m

Garage Area 137 sq ft – 13 sq m



Garage

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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