



Pepperslade, Duxford, CB22 4XT

welcome to

Pepperslade, Duxford

A fantastic 4 double bedroom detached family home offering extremely flexible accommodation with 4 reception room, lovely kitchen, 2 en-suites, and lovely rear garden. With converted single garage and off-road parking, viewing is highly recommended.



Door To Entrance Hall

Stairs to first floor landing with understair cupboard. Wood-effect flooring. Doors to:

Cloakroom

Comprising low flush WC, wash hand basin, part tiled walls, window to front, wood-effect flooring with underfloor heating.

Lounge

17' 6" x 12' 8" (5.33m x 3.86m)

Lovely bright lounge with feature integrated log burner with hearth, surround, and mantle over with decorative tiling, Wood-effect flooring with underfloor heating, wall lighting, and dual aspect double glazed windows to front.

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)

Fitted kitchen comprising built in oven and hob with ceiling extractor fan, ceramic sink unit with Franke tap and work surface surrounds, generous range of base and wall units with quartz worktops, integrated high-end appliances including large fridge/freezer and dishwasher, part tiled walls, double glazed window to rear, recess lighting, wood-effect flooring with underfloor heating, door to utility room and adjoins to the dining room.

Dining Room

12' 4" x 12' 2" (3.76m x 3.71m)

Fitted storage to one wall. Recess lighting. Wood-effect flooring with underfloor heating. Connecting sliding bi-fold doors to conservatory.

Conservatory Room

13' max x 11' 1" max (3.96m max x 3.38m max)

Bright conservatory/sun room that has recently been converted, with double glazed windows and doors to rear garden, skylight windows, ceiling lights, infrared heaters, wood-effect flooring, full insulation.

Utility Room

Space and plumbing for automatic washing machine and tumble dryer. Large storage cupboard. Door to studio/office. Double glazed door and window to rear garden. Wood-effect flooring with underfloor heating.

Studio/Office

10' 9" x 7' 5" (3.28m x 2.26m)

Fitted shelving and storage. Infrared heaters. Recess lighting. Wood-effect flooring.

First Floor Landing

Stairs from entrance hall to first floor landing. Hatch to loft. Airing cupboard. Double glazed window to front. Doors to:

Bedroom One

15' 2" max x 12' 8" max (4.62m max x 3.86m max)

Fitted wardrobes to one wall. Double glazed window to front. Wood-effect flooring. Door to en-suite.

En-Suite

Comprising shower cubicle, wash hand basin set into vanity unit with cupboards below, concealed cistern WC, wall tiling, window to side.

Bedroom Two

12' 8" x 9' 10" (3.86m x 3.00m)

Fitted storage to one wall. Double glazed window to rear. Door to en-suite.

En-Suite

Suite comprising shower cubicle, wash hand basin, part tiled walls, extractor fan.

Bedroom Three

8' 6" x 8' 6" (2.59m x 2.59m)

Double glazed window to rear.

Bedroom Four

12' 8" x 11' (3.86m x 3.35m)

Double glazed window to front.

Bathroom

Lovely re-fitted bathroom suite comprising bath with shower over, wash hand basin set into vanity unit with cupboards below, concealed cistern, part tiled walls, recess lighting, window to rear, wood-effect flooring.

Outside

Fully functional solar and battery installation that is privately owned with ten year guarantee. Outside tap and electric.

The home is situated towards the end of the cul-de-sac close to rolling farmers fields, park with children's amenities, and wildlife lake.

Rear Garden

Beautiful enclosed rear garden with paved patio areas with new pergolas, that are separated by circular landscaped lawn with mature flower beds throughout the garden. There is a stunning decorative Japanese style pond to side, two garden sheds, fence surround, security lighting, and gate for side access. The garden offers optimal space for garden furniture.

Garage

Converted single garage to side with ample storage, double glazed window, and Infrared heating.

Parking

Driveway to front providing double off-road parking. Ev charging point.



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welcome to

Pepperslade, Duxford

- Extremely spacious and well-presented detached family home offering flexible accommodation.
- 4 double bedrooms with 2 en-suites.
- Lovely fitted kitchen and separate utility.
- Spacious lounge and separate dining room.
- Ground floor study/office and cloakroom.

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

£585,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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