



20 Hurdles Way

Duxford
CB22 4PA

Guide Price
£295,000



BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

NO ONWARD CHAIN

VERY WELL PRESENTED

CLOAKROOM

MODERN KITCHEN

MODERN BATHROOM

OPEN PLAN LIVING

UNDERFLOOR HEATING DOWNSTAIRS

EPC - D / 57

COUNCIL TAX BAND - C

SQ FT - 846.7



Exceptionally well-presented, modern, open plan, two bedroom property, located in this cul-de-sac location on the edge of this thriving village to the South of the city of Cambridge. The property is offered for sale with the benefit of no onward chain and is a must to view to fully appreciate the high specification of this much loved home. One of the things the current owners will miss the most about the property, is the open plan kitchen / dining space which flows into the lounge, ensuring when entertaining friends and family everyone feels welcome. The property would make an ideal first time purchase.

The property is of traditional brick construction and accommodation comprises lounge / dining room, kitchen, rear lobby with utility cupboard, cloakroom, two double bedrooms, bathroom, tandem parking.

Hurdles Way, Duxford is an established development which is popular with young families and commuters alike, with excellent road links and is within 3 miles of Whittlesford railway station, providing links into London and Cambridge. Within close proximity to the property there are expansive green spaces with outdoor exercise equipment and a choice of two play parks, a nearby cycle path connects Heathfield to the charming village of Thriplow, home to a welcoming pub and a local shop.







LOUNGE / DINING ROOM

6.50m x 4.73m (21' 4" x 15' 6")

Benefiting from being of open plan design with light flooding through via the double-glazed window to front aspect, stairs rising to first floor accommodation with bespoke shoe storage under; downlights, feature coal effect stove, under floor heating, wooden flooring.

KITCHEN

3.069m x 2.659m (10' 1" x 8' 9")

Modern and very well-presented kitchen with range of high level and low level fitted units, integral appliances include induction hob with extractor hood, oven with further combi oven / microwave, dishwasher, single sink drainer with mixer taps, double-glazed window to rear aspect, ceiling window to rear aspect, tiled flooring with underfloor heating, wall mounted boiler.

REAR LOBBY

Double-glazed door to rear aspect, utility cupboard with plumbing for washing machine and space for tumble dryer; downlights, wooden flooring, door to cloakroom.

CLOAKROOM

Obscure double-glazed window to rear aspect, two piece cloakroom suite inset in bathroom furniture, low level w/c and wash hand basin, wooden flooring, downlights, heated towel rail.

LANDING

Double-glazed window to rear aspect, loft access, airing cupboard with storage space, radiator; doors leading to.

BEDROOM ONE

4.73m x 2.65m (15' 6" x 8' 8")

A generous master bedroom benefiting from double-glazed bay window to front aspect and further double-glazed windows to front aspect, built in wardrobes with shelving, hanging and storage space, wooden flooring, two radiators.

BEDROOM TWO

2.832m x 2.667m (9' 3" x 8' 9")

A further double bedroom with double-glazed window to rear aspect, range of bespoke fitted wardrobe and storage units, downlights, radiator.

BATHROOM

A well-appointed and modern three piece bathroom suite, inset in modern bathroom furniture, suite comprising low level w/c, wash hand basin inset in vanity unit, bath with Aqualisa shower over; downlights, heated towel rail, tiled floor and walls.

GARDEN

Enclosed by panel fencing with Bamboo edging, wooden deck low maintenance garden, rear access gate.

PARKING

Allocated tandem gravel area with parking for two cars.

FLOORPLAN

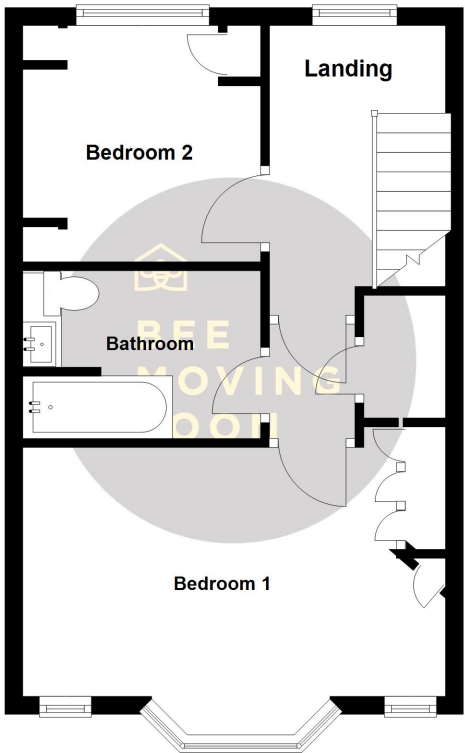
Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



First Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



Total area: approx. 78.7 sq. metres (846.7 sq. feet)

Floor plan to be used for guidance only
Plan produced using PlanUp.





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