



13 Bedell Road

Duxford
CB22 4AP

Offers in Region of
£425,000



BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

CUL-DE-SAC LOCATION
CLOAKROOM & EN-SUITE
OPEN PLAN KITCHEN / DINING ROOM
WELL PRESENTED
COUNCIL TAX BAND - C
EPC B / 84
SQ FT - 947
NO ONWARD CHAIN



Bee Moving Soon are delighted to offer for sale, this modern and well-presented semi-detached property in this private and established cul-de-sac location within the heart of the village. The property offers bright and spacious accommodation approaching 1000 Sq ft which is tastefully arranged over two floors. Your attention is drawn directly to the rear of the property with its bright and welcoming open plan kitchen / dining room which leads onto the garden. The property is sold with the benefit of no onward chain.

The property is of traditional brick construction and accommodation comprises entrance hall, cloakroom, lounge, kitchen / dining room, master bedroom En-suite two further bedrooms and family bathroom.

Duxford is one of South Cambridgeshire's most highly requested village locations and this property is situated within the heart of the village, providing easy access to local shops, school, gastro pubs, public houses, lodge hotel & restaurant and excellent travel links via the M11 and Whittlesford Railway Station which is less than one mile away providing links into London & Cambridge.







ENTRANCE HALLWAY

Double-glazed entrance door; stairs rising to first floor accommodation with storage under; further storage cupboard, wooden flooring, radiator; doors leading to.

CLOAKROOM

Obscure double-glazed window to front aspect, two piece cloakroom suite comprising low level w/c and wash hand basin, downlights, wooden flooring, radiator.

LOUNGE

5.013m x 3.257m (16' 5" x 10' 8")

A welcoming main reception room with double-glazed window to front aspect, two radiators.

KITCHEN / DINING ROOM

5.50m x 2.90m (18' 1" x 9' 6")

Light floods through the kitchen / breakfast room via the double-glazed French doors and window to rear aspect over looking the garden, modern fully fitted kitchen with a range of high level and low level fitted units, incorporating appliances including oven, hob, extractor, fridge, freezer; dishwasher; washing machine, single sink drainer with mixer taps, downlights, radiator.

LANDING

Loft access, airing cupboard, doors leading to.

BEDROOM ONE

3.98m x 2.953m (13' 1" x 9' 8")

Benefiting from En-suite facilities and double wardrobe with shelving, hanging and storage space, double-glazed window to rear aspect, radiator.

EN-SUITE

Three piece shower suite comprising low level w/c, wash hand basin, shower cubicle, part tiled walls, downlights, wooden flooring, heated towel rail.

BEDROOM TWO

3.32m x 2.89m (10' 11" x 9' 6")

Double-glazed window to front aspect, double wardrobe with shelving, hanging and storage space, radiator.

BEDROOM THREE

2.2m x 2.1m (7' 3" x 6' 11")

Double-glazed window to front aspect, radiator.

BATHROOM

Three piece bathroom suite comprising low level w/c, wash hand basin inset in vanity unit, bath with shower taps over; part tiled walls, downlights, radiator.

TO THE FRONT OF THE PROPERTY

Entrance pathway, leading to side gate.

GARDEN

Enclosed by panel fencing and mature hedgerows, majority laid to lawn with side access gate, initial summer terrace patio leads from the rear of the property.

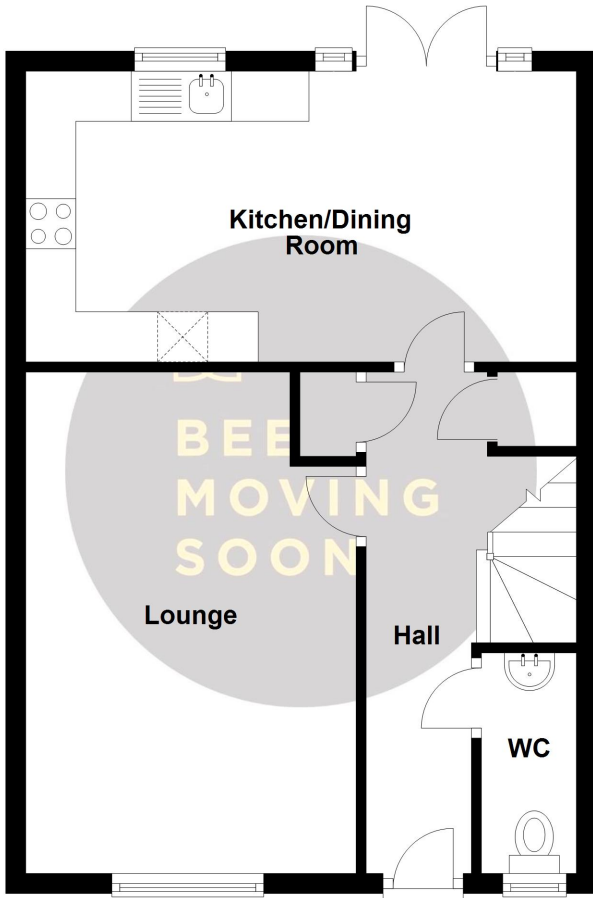
PARKING

The property benefits from two allocated parking spaces to the front of the property.

FLOORPLAN

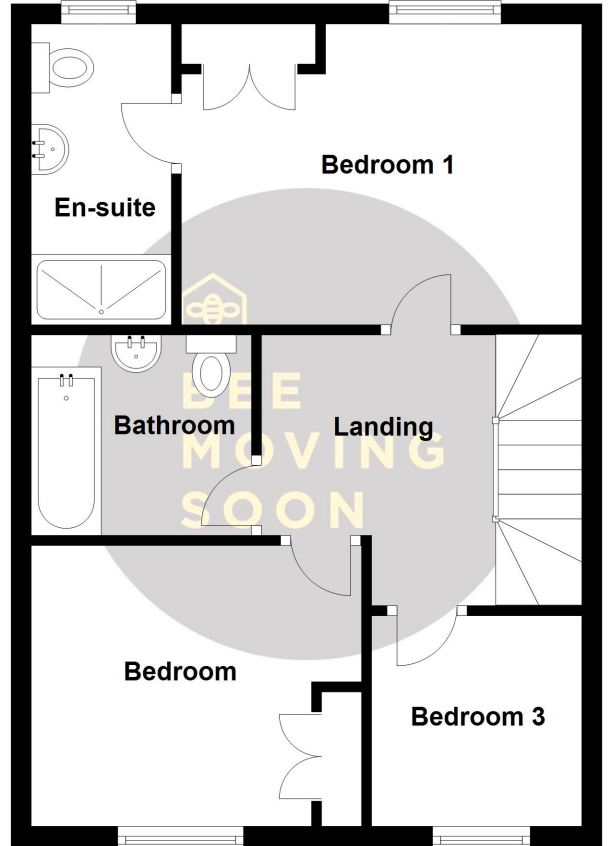
Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

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





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