



16 Petersfield Road

Duxford
CB22 4SF

Offers in Region of

£675,000



BEE MOVING SOON



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(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	

CLOAKROOM & UTILITY
STUDY
OPEN PLAN KITCHEN / DINING ROOM
DOUBLE GARAGE
ESTABLISHED & GENEROUS PLOT
EPC -C / 72
COUNCIL TAX BAND - E
VERSATILE ACCOMMODATION
APPROACHING 1600 SQ FT



Located within the heart of this thriving village, in this established and highly sought after cul-de-sac location, is this stunning, four bedroom family home, which ticks so many of those must have boxes, when searching for your next home. The property is positioned on a mature corner plot, adjacent to a small village green area. The property has tastefully arranged accommodation approaching 1600 sq ft, with your attention drawn directly to the rear of the property to its open plan kitchen / dining space, which flows into the summer room providing panoramic views over the established and mature garden.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, study, lounge, kitchen / dining room, summer room, utility room, four first floor bedrooms and shower room, double garage and driveway.

Duxford is one of South Cambridgeshire's most highly requested village locations, facilities include, local shops, highly regarded local village school, gastro pubs, public houses, lodge hotel & restaurant and excellent travel links via the M11 and Whittlesford Railway Station which is just over one mile away providing links into London & Cambridge.







ENTRANCE HALLWAY

Double-glazed entrance door and window to front aspect, stairs rising to first floor accommodation, tiled flooring, radiator, doors leading to.

CLOAKROOM

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

STUDY

2.214m x 1.627m (7' 3" x 5' 4")

Double-glazed window to side aspect, wooden flooring, radiator.

LOUNGE

5.4m x 3.448m (17' 9" x 11' 4")

Benefiting from being of dual aspect allowing the light to flood through via the double-glazed windows to front and rear aspect, two radiators.

KITCHEN

5.5m x 3.17m (18' 1" x 10' 5")

Straight away you can tell this open plan kitchen / dining space is the hub of this much loved family home, very well appointed kitchen with range of high level and low level fitted units, incorporating appliances including double oven, hob, extractor hood, dishwasher, fridge, wine fridge, single sink drainer with mixer taps, breakfast bar area, double-glazed window to rear aspect, downlights, tiled flooring.

DINING ROOM

4.07m x 3.495m (13' 4" x 11' 6")

Seamlessly flowing through into the kitchen and summer room, double-glazed door leading to summer room, tiled flooring, radiator.

SUMMER ROOM

6.71m x 3.7m (22' 0" x 12' 2")

Of Victorian design and double-glazed and brick construction, providing panoramic views over the established garden and access via the French doors, radiator.

UTILITY ROOM

3.84m x 1.65m (12' 7" x 5' 5")

Double-glazed door leading to side garden, double-glazed window to side aspect, sink with drainer, plumbing for washing machine, radiator, tiled flooring.

LANDING

Double-glazed window to front aspect, loft access, airing cupboard, doors leading to.

BEDROOM ONE

3.66m x 3.51m (12' 0" x 11' 6")

A generous master bedroom with double-glazed window to rear aspect, bank of fitted wardrobes with shelving, hanging and storage space, radiator.

BEDROOM TWO

3.125m x 3.037m (10' 3" x 10' 0")

A further double bedroom with double-glazed window to rear aspect, radiator.

BEDROOM THREE

3.5m x 2.4m (11' 6" x 7' 10")

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

BEDROOM FOUR

2.259m x 2.191m (7' 5" x 7' 2")

Double-glazed window to front aspect, radiator.

SHOWER ROOM

Obscure double-glazed window to front aspect, three piece white shower suite comprising low level w/c, wash hand basin inset in vanity unit, walk in shower, part tiled walls, tiled flooring, radiator.

GARAGE & PARKING

5.16m x 4.77m (16' 11" x 15' 8")

Located to the side of the property, double garage with roll electric door, power and light, convenience door to garden, block paved driveway providing ample off road parking.

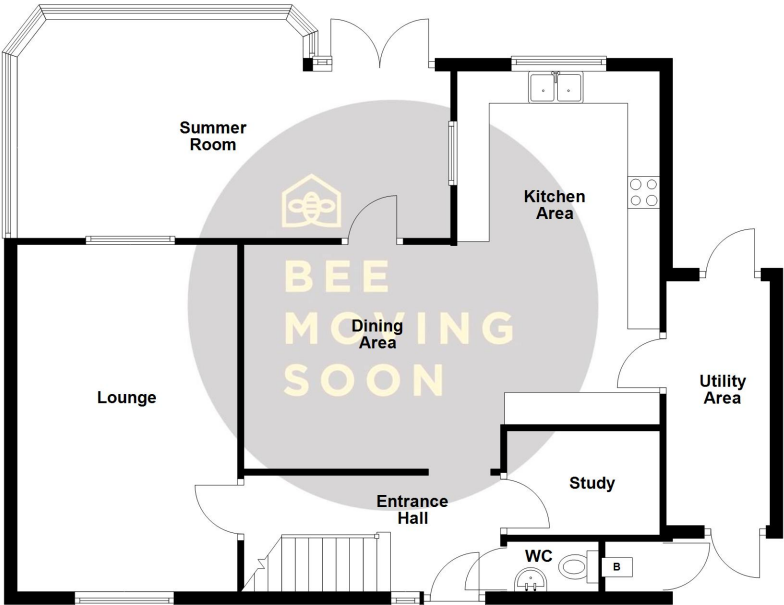
GARDEN

The property benefits from established gardens to all aspects, the rear of the garden is majority laid to lawn with a wide variety of mature plants and shrubs, raised wooden decked entertaining area, ideal for those summer evenings, entertaining family and friends, further side garden which is majority laid to lawn with walk through rose arch leading to further laid to lawn area with further decked and snug seating area. The property also benefits from an additional side garden which is a well stocked vegetable garden with raised planting beds, greenhouse and timber framed shed.

FLOORPLAN

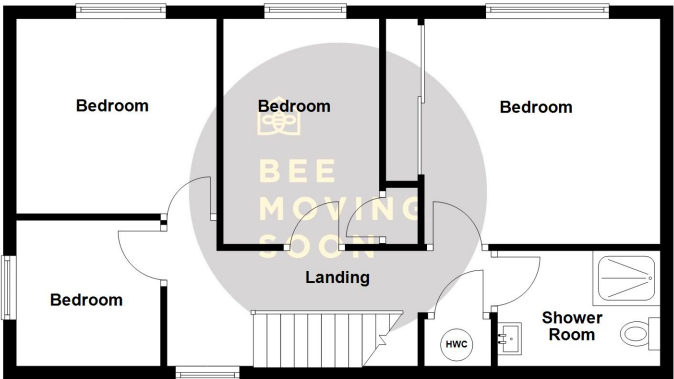
Ground Floor

Approx. 90.8 sq. metres (977.2 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



Total area: approx. 144.9 sq. metres (1560.0 sq. feet)

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





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