



92 Kingsway

Duxford
CB22 4QN

Offers in Region of
£325,000



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

OPEN PLAN LOUNGE / DINING ROOM

UTILITY ROOM

AMPLE PARKING

GENEROUS ENCLOSED REAR GARDEN

COUNCIL TAX BAND - C

EPC - D / 61



Bee Moving Soon are delighted to be marketing this bright, spacious and welcoming, three bedroom property, which is located on the edge of this thriving village, to the South of the City of Cambridge. As soon as I walked into this family home, I felt at ease, your attention is drawn directly to the spacious Lounge / dining area which had a warm, yet practical feel to it, with its French doors and windows providing views over the generous mature rear garden. Many homes in the area have been extended to the rear aspect, this property offers this opportunity in abundance (stpp)

The property is of traditional brick construction and accommodation comprises entrance hall, lounge / dining room, kitchen, utility room, three first floor bedrooms and family bathroom.

Kingsway, Duxford is a private estate 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, close proximity to the property is an local play area and popular walk to Thriplow, as you enter the development there is a petrol station / local store providing all your daily needs.







ENTRANCE HALLWAY

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

LOUNGE / DINING ROOM

6.056m x 3.173m (19' 10" x 10' 5")

A bright a welcoming, main reception room, with light flooding through via the double-glazed window and French doors providing access to the enclosed rear garden, two radiators.

KITCHEN

4.52m x 2.24m (14' 10" x 7' 4")

A well laid out kitchen which benefits from leading onto the utility space. Range of wall and base fitted units with integral appliances including oven, hob and extractor; single sink drainer with mixer taps, plumbing for washing machine and dishwasher; double-glazed window and door to front aspect, tiled flooring through into utility space, pantry cupboard, radiator.

UTILITY SPACE

A versatile space with double-glazed door leading to rear garden, downlights, tiled flooring, radiator.

LANDING

Double-glazed window to front aspect, doors leading to.

MASTER BEDROOM

3.711m x 3.354m (12' 2" x 11' 0")

Benefiting from a bank of fitted wardrobes with shelving, hanging and storage space, double-glazed window to rear aspect, loft access, radiator.

GUEST BEDROOM

3.457m x 2.754m (11' 4" x 9' 0")

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

BEDROOM THREE

2.72m x 2.544m (8' 11" x 8' 4")

A good sized third bedroom with double-glazed window to front aspect, radiator.

BATHROOM

Two obscure double-glazed windows to front aspect, three piece bathroom suite comprising low level w/c, wash hand basin, bath with shower over; downlights, tiled walls, heated towel rail.

TO THE FRONT OF THE PROPERTY

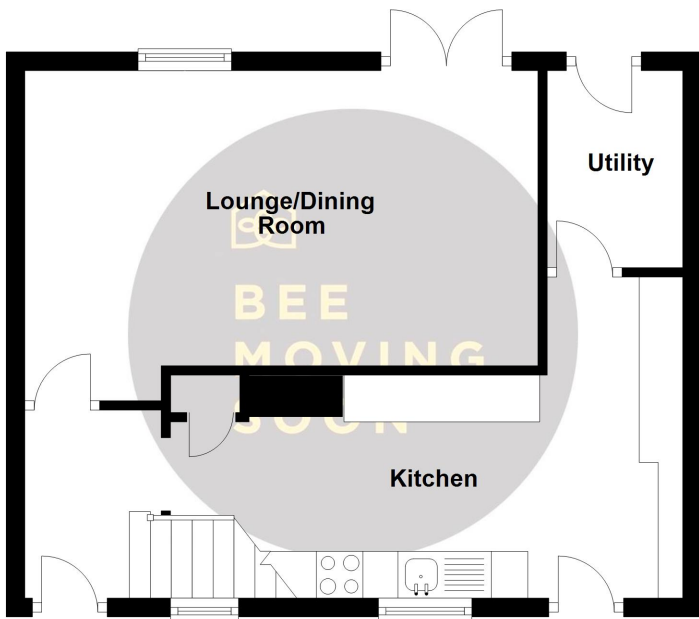
A generous gravel area providing ample off road parking.

REAR GARDEN

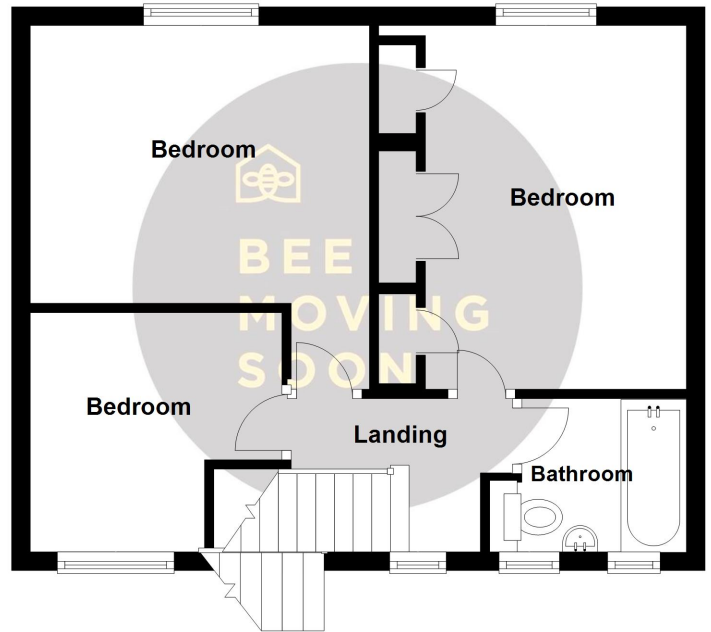
One of the things the owners will miss the most about the property is the generous rear garden, they have spent many summer evenings, entertaining family and friends and watching the children grow up. The garden is majority laid to lawn with a wide variety of mature plants and shrubs, including blossoming tree, timber framed storage shed. Leading from the rear of the property is a patio paved summer terrace seating area.

FLOORPLAN

Ground Floor



First Floor



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





A FRESH NEW APPROACH TO ESTATE AGENCY - 7 DAYS A WEEK