



**Radcliffe & Rust**  
Residential sales & lettings

**122 Summers Hill Drive, Papworth Everard CB23 3AA**  
**Guide Price £375,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this superbly located townhouse in the popular village of Papworth Everard, a well-connected and increasingly sought-after location positioned between Cambridge, St Ives, St Neots and Cambourne. Papworth itself offers a range of everyday amenities including a village shop, café, schooling and healthcare facilities, with further supermarkets, restaurants and leisure options available in nearby Cambourne, just approximately 3 miles away. The historic market town of St Ives is around 9 miles away and offers riverside walks along the Great Ouse, independent shops and guided busway links directly into Cambridge. St Neots, approximately 8 miles from the property, provides a mainline train station with direct services to London King's Cross in under an hour, making it ideal for commuters. Cambridge city centre is approximately 10 miles away and easily accessible via the A428 and A14, offering world-renowned university buildings, extensive shopping, dining and cultural attractions. With excellent road and rail connections combined with village charm and access to surrounding market towns, Papworth is perfectly positioned for both convenience and lifestyle.

Summers Hill Dr is a spacious and versatile four bedroom townhouse, arranged over three floors and benefitting from a generous kitchen/diner with French doors to the garden, separate study, en-suite to the principal bedroom, garage and off-road parking. Offering flexible living accommodation and well-proportioned bedrooms throughout, this property would suit growing families, professionals working from home or buyers looking for space that adapts with their lifestyle.

Upon entering the property, you are welcomed into a bright entrance hall with neutral décor and practical wood-effect flooring, setting the tone for the clean and well-maintained finish seen throughout the home. There is a useful storage cupboard as well as a utility cupboard with plumbing for a washing machine and space for a tumble dryer, keeping laundry neatly tucked away. The ground floor cloakroom is fitted with a modern two-piece suite comprising WC and wash hand basin, finished in light neutral tones with a window to the front allowing for natural ventilation and light.

The heart of the home is the impressive kitchen/diner positioned at the rear of the property. This spacious, contemporary room features a range of crisp white wall and base units complemented by dark worktops and stylish blue metro tiled splashbacks. There is an integrated electric oven with hob and stainless steel extractor hood, sink with drainer, and space for a dishwasher and fridge/freezer. The dark tiled flooring provides a practical yet modern finish, contrasting beautifully with the lighter cabinetry. There is ample space for a large dining table, making this the perfect room for entertaining or everyday family living. French doors and a rear window flood the room with light and open directly onto the garden, creating a seamless connection between indoor and outdoor space. An understairs storage cupboard adds further practicality.

Also on the ground floor is a separate study overlooking the front of the property. Decorated in a calming soft green tone with a front-facing window, this room offers an ideal work-from-home space, snug or hobby room.

The first floor landing provides access to the living room and principal bedroom. The living room is a generous, light-filled space with two windows to the rear. Soft grey carpeting and contemporary feature wallpaper create a stylish yet comfortable environment, with plenty of space for a large corner sofa and additional furniture. The neutral colour palette allows new owners to easily personalise the space.

The principal bedroom is positioned at the front of the property and is a well-proportioned double room with space for wardrobes and additional furnishings. The décor is light and modern, enhancing the sense of space. The en-suite shower room is fitted with a three-piece suite comprising shower cubicle, wash hand basin and WC, finished in neutral tiling with chrome fittings and a window to the front for natural light.

The second floor offers three further bedrooms and the family bathroom. Bedroom two is a particularly spacious double, benefitting from two rear-facing windows and a soft, neutral finish. Bedroom three, overlooking the front, is another generous double room, currently styled with feature wall colouring and offering flexibility as a guest bedroom or additional living space. Bedroom four is a well-sized single room, ideal as a nursery, home office or dressing room.

The family bathroom is fitted with a three-piece suite including bath with shower over, wash hand basin and WC, finished in light tiling with chrome fittings and a clean, contemporary feel.

Outside, the rear garden is fully enclosed and mainly laid to lawn, offering a low-maintenance outdoor space perfect for children, pets or summer entertaining. There is a patio area directly outside the French doors, ideal for outdoor dining, with the remainder laid to lawn and bordered by timber fencing for privacy. To the rear of the property there is a single garage and off-road parking, providing excellent storage and convenience.

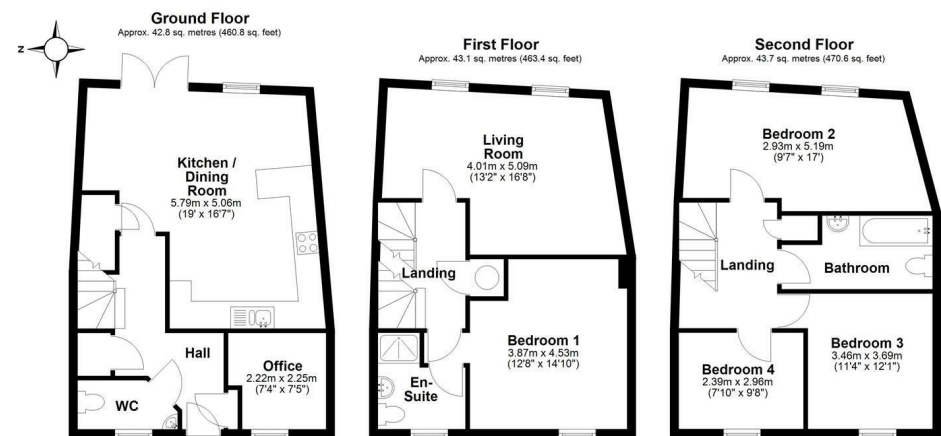
This well-presented townhouse offers generous proportions, flexible accommodation across three floors and excellent practical features including utility space, garage and parking. Early viewing is highly recommended to appreciate the space and versatility on offer.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agent notes

Tenure: Freehold  
Council Tax Band: D





Total area: approx. 129.6 sq. metres (1394.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 86        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

