



Bedell Road, Duxford, CB22 4AP



## Bedell Road

Duxford,  
CB22 4AP

An exciting opportunity to acquire a rather stylish and beautifully presented modern home providing versatile and cleverly designed accommodation which enjoys wonderful light and space and in particular the open plan kitchen/dining/family is a special feature. Furthermore the property has the benefit of a delightful enclosed rear garden, driveway/parking area to side leading to a detached garage with attached office/studio to rear.

4 2 2

Guide Price £550,000





## LOCATION

The property occupies an outstanding and tranquil position within a highly sought after residential development situated within the popular and sought after South Cambridgeshire village of Duxford. The village has its own excellent range of local amenities including a pre-school, fine church, inn/restaurant and stores/post office. The village is conveniently located just one mile from the nearest M11 motorway access point (Junction 10) and there is a main line station in the neighbouring village of Whittlesford. The university City of Cambridge is approximately ten miles north and the market town of Saffron Walden is about seven miles south.

## ENTRANCE DOOR

to:

## ENTRANCE HALL

with sealed unit double glazed windows to front aspect, radiator, staircase leading to first floor, built-in storage cupboard understairs, large built-in cloaks/storage cupboard with coat hooks, natural wood style flooring, door to:

## CLOAKROOM

with low level w.c. and wash hand basin, part tiled walls, wall mounted towel rail/radiator, natural wood style flooring, sealed unit double glazed windows with frosted glass to rear aspect.

## LIVING ROOM

with sealed unit double glazed windows to front aspect, radiator, further wall mounted contemporary style radiator. Full height sealed unit double glazed windows and full height sealed unit double glazed doors leading to paved terrace and gardens.

## SUPERB OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM

A wonderful open plan living space with feature bay window to front aspect and large window seat, contemporary style wall mounted radiator, natural wood style flooring, kitchen area incorporating an inset one and a half bowl sink unit with mixer taps, integrated Bosch dishwasher and cupboard below, further worktop to side with an integrated Bosch washing machine, further base units comprising worktops with cupboards and drawers below and an integrated refrigerator and freezer, upright unit incorporating a Bosch oven and grill, integrated 5 ring Bosch gas hob with stainless steel splashback and contemporary style extractor cooker hood above, further base units comprising worktops with cupboards and drawers beneath, natural wood style flooring, sealed unit double glazed windows to front aspect and opening to:

## PLAYROOM/FAMILY ROOM

with wall mounted contemporary style radiator and full height sealed unit double glazed doors leading to paved terrace and rear garden.

## ON THE FIRST FLOOR

### LANDING

with radiator, sealed unit double glazed windows to rear aspect overlooking the rear gardens, trap door and loft ladder to roof space and a built-in airing cupboard housing hot water cylinder.

### BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect, built-in double wardrobes and door to:

### ENSUITE SHOWER ROOM

with tiled shower cubicle, wall mounted shower unit, sliding glazed doors, vanity style unit with wash hand basin, mixer taps, cupboards below, low level w.c., electric shaver socket, sealed unit double glazed windows with frosted glass to front aspect, natural wood style flooring, wall mounted radiator/towel rail.

### BEDROOM 2

with radiator, built-in double wardrobe, sealed unit double glazed windows to front aspect.

### BEDROOM 3

with radiator, sealed unit double glazed windows to rear aspect overlooking the gardens, fitted wardrobe with recess to side with fitted shelving and further cupboards above.

### BEDROOM 4

with radiator, fitted wardrobe style unit with shelves and drawers to side, sealed unit double glazed windows to rear aspect with views over the rear gardens and open farmland in the distance beyond the development.

### BATHROOM

with white suite comprising bath with shower attachment, ceramic tiled walls around, vanity style unit with wash hand basin, mixer taps and cupboards below, low level w.c., electric shaver socket, wall mounted radiator/towel rail, sealed unit double glazed windows to front aspect with frosted glass.

## OUTSIDE

To the front of the property there is a garden area with a variety of mature shrubs and wrought iron fencing to side, further garden area laid to lawn with shrubs and hedgerow to side and brick paviour driveway/parking area which in turn leads to a DETACHED GARAGE with light and power and a door to the rear of the garage which leads to the OFFICE/STUDY with wi-fi circuit and a sealed unit double glazed door leading to the rear gardens and rear terrace. To the side of the property there is a further useful enclosed storage area currently used for storing bins and the delightful landscaped rear garden is laid to lawn with well stocked borders, mature shrubs around, large paved terrace immediately adjacent to the property itself and a further paved patio area. There are also shrubs and trees to side.

Gated access and pathway between the house and the garage, outside tap.





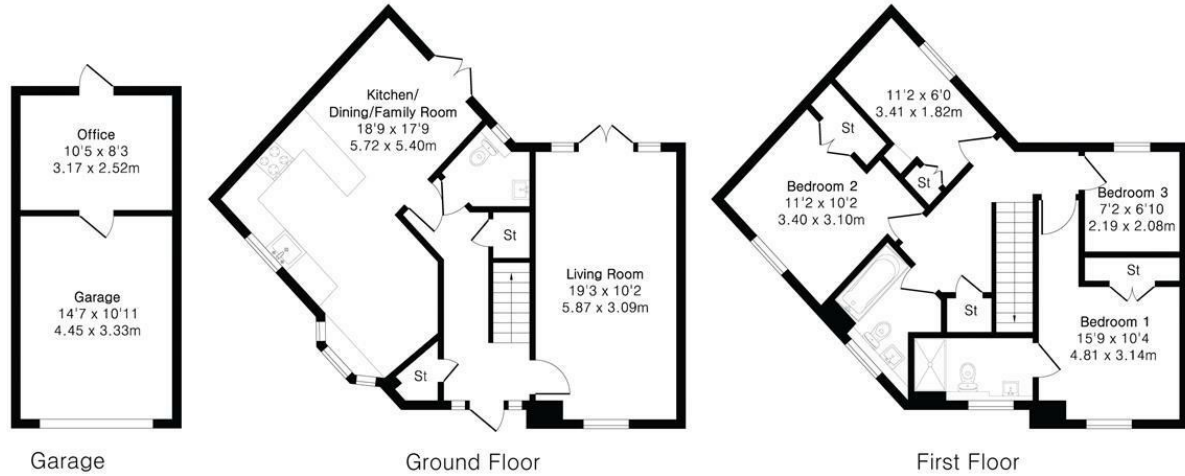


**Approximate Gross Internal Area 1176 sq ft - 109 sq m  
(Excluding Garage)**

Ground Floor Area 591 sq ft – 55 sq m

First Floor Area 585 sq ft – 54 sq m

Garage Area 254 sq ft – 24 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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 & Wales		EU Directive 2002/91/EC	

Guide Price £550,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.