



Old Pinewood Way, Papworth Everard, CB23 3GT

CHEFFINS

Old Pinewood Way

Papworth Everard,
CB23 3GT

An impressive five bedroom detached property offering flexible and versatile accommodation extending to approximately 2320sqft arranged over two floors and with the added benefit of a double garage. The property is located in an enviable position within this attractive and sought after development, backing onto woodland and within close proximity to local amenities and transport links including the A14, M11 and A428.

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Guide Price £695,000





LOCATION

Papworth Everard is a desirable village located 10 miles west of Cambridge and 6 miles south of Huntingdon. The village is home to a range of facilities including a pharmacy, public houses/restaurants, library, village hall, nurseries and primary school. For the commuter, the A14 and A428 are nearby, with the nearest train station being in Huntingdon.

UPVC DOUBLE GLAZED FRONT DOOR

leading into:

ENTRANCE HALL

with engineered wood flooring, radiator, downlighter, storage cupboard with hanging rail, stairs to first floor, access into various rooms.

SITTING ROOM

carpeted, downlighter, two radiators, upvc double glazed door leading out to rear garden and terrace area, double glazed upvc windows overlooking rear garden, feature brick built fireplace with exposed oak beam above and tiled hearth.

STUDY

carpeted, downlighter, upvc double glazed windows overlooking front of the property, radiator.

DINING ROOM

carpeted, radiator, upvc double glazed window overlooking front of the property, downlighter, upvc double glazed doors leading out onto side garden.

DOWNSTAIRS CLOAKROOM

with engineered wood flooring, downlighter, radiator, part tiled walls, and upvc double glazed frosted window overlooking the side of the property, low level w.c., wash hand basin.

KITCHEN/BREAKFAST ROOM

with engineered wood flooring, two radiators, downlighter, upvc double glazed door leading out to rear garden and terrace area, upvc double glazed windows overlooking rear garden, range of floor and wall units, 4 ring Indesit hob with extractor fan, one and a half stainless steel sink and drainer with mixer tap, Electrolux integrated dishwasher, integrated fridge and freezer, integrated Indesit oven and grill, laminate worktop, part tiled walls, upvc double glazed window overlooking rear garden and woodland beyond.

UTILITY ROOM

with engineered wood flooring, radiator, range of

floor and wall units with laminate worktop, stainless steel sink with mixer tap, space and plumbing for washing machine, space for dryer, boiler, extractor fan, upvc double glazed door leading out onto side garden.

ON THE FIRST FLOOR

LANDING

carpeted, access into loft space, storage cupboard, airing cupboard with water tank, downlighter, two radiators, upvc double glazed window overlooking front of the property. Access into various rooms.

PRINCIPAL BEDROOM SUITE

carpeted, upvc double glazed windows overlooking front of the property, built-in wardrobes, two radiators, two downlighters.

ENSUITE BATHROOM

with vinyl flooring, part tiled walls, downlighter, radiator, walk-in tiled shower, bath, low level w.c., wash hand basin with mixer tap, storage cupboard below, frosted upvc double glazed window overlooking rear of the property.

BEDROOM 2

carpeted, upvc double glazed window overlooking front of the property, radiator, built-in wardrobes.

ENSUITE

with vinyl flooring, three piece suite comprising walk-in tiled shower, wash hand basin with mixer tap, low level w.c., upvc double glazed frosted window overlooking front of the property, radiator, extractor fan, part tiled walls.

BEDROOM 3

carpeted, downlighter, radiator, upvc double glazed window overlooking the rear garden, built-in wardrobes.

BEDROOM 4

carpeted, upvc double glazed windows overlooking rear of the property, radiator, downlighter, built-in wardrobes.

BEDROOM 5

carpeted, upvc double glazed window overlooking rear of the property, radiator, downlighter, built-in wardrobe.

FAMILY BATHROOM

with vinyl flooring, four piece suite comprising walk-in tiled shower, bath, low level w.c., wash hand basin with mixer tap, storage cupboard beneath, part tiled walls, radiator, upvc double glazed frosted window overlooking side of the property, light and extractor fan.

OUTSIDE

The property is approached via driveway leading to off-road parking for several vehicles and access to DOUBLE GARAGE with electric up and over door, concrete floor, power. Front is partly enclosed by hedging and pathway continues leading to the upvc double glazed front door and pathway into side access and rear garden.

Rear garden fully enclosed by timber fencing, terrace area off sitting room and kitchen/breakfast room perfect for al fresco dining. Garden is predominantly laid to lawn with borders containing a variety of trees, hedges, shrubs and bushes. Beyond the garden is woodland. Outside tap. Outside electricity. Garden wraps round the property in an L-shape with pathway leading round the property giving access to the garage from the garden and leading further onto a timber storage shed.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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		

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Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire District

Council

Approximate Gross Internal Area 2320 sq ft - 216 sq m (Excluding Garage)

Ground Floor Area 1020 sq ft - 95 sq m

First Floor Area 1300 sq ft - 121 sq m

Garage Area 348 sq ft - 32 sq m



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.

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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



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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.