



St. Johns Street, Duxford, CB22 4RA

**CHEFFINS**

## St. Johns Street

Duxford,  
CB22 4RA

A well-proportioned and individual detached single-storey residence, occupying a generous plot within a highly desirable non-estate position close to the centre of this picturesque and well-served village. The property offers spacious and versatile accommodation, with scope for sympathetic improvement and potential enlargement, subject to the necessary consents. The mature gardens and excellent parking further enhance the appeal of this rarely available home.

3 2 2

Guide Price £600,000





## LOCATION

Duxford provides an excellent range of local amenities including store/post office, primary school, church, Cafe 19/Duxford Community Centre and public houses, and is conveniently placed just 9 miles south of the university city of Cambridge. For the commuter, the village is so well placed just one mile from the nearest access onto the M11 motorway (Junction 10) and also close to the mainline train station at Whittlesford.

## ENTRANCE PORCH

Double glazed to the front and side with tiled flooring and door leading into:

## RECEPTION HALLWAY

With coved ceiling, coats cupboard with shelving and hanging space, additional shelved storage cupboard and airing cupboard housing insulated hot water tank. Further boiler cupboard with Johnson and Starley gas-fired warm air unit. Display shelving and access to a generous loft space via extending ladder.

## LIVING/DINING ROOM

A well-proportioned dual aspect room featuring a central open fireplace with raised stone hearth and stainless steel surround incorporating a gas real flame effect fire. Coved ceiling with inset downlighters, double glazed bay window to the front and porthole window to side. Sliding doors lead through to:

## GARDEN ROOM

Enjoying a pleasant outlook over the rear garden, double glazed on three sides with twin doors opening onto the patio. Tiled flooring, insulated roof panels and electric panel heater.

## KITCHEN/BREAKFAST ROOM

Fitted with a range of storage cupboards and drawers with rolled edge work surfaces. Appliances

include a Hotpoint electric fan oven, Panasonic microwave and four-ring gas hob with extractor above. Single drainer sink unit with mixer tap, plumbed in dishwasher and washing machine, and fridge freezer. Coved ceiling with inset lighting and extractor. Window and door to the rear garden.

## BEDROOM 1

A spacious principal bedroom with a range of fitted furniture including wardrobes and bedside storage. Window to the front and opening to:

## ENSUITE BATHROOM

Fitted with a four-piece suite comprising corner bath, separate tiled shower cubicle, wash hand basin with storage below and low level WC. Heated towel rail, inset lighting, extractor and frosted window.

## BEDROOM 2

With fitted wardrobes and bedside units. Window to the rear.

## BEDROOM 3

With fitted wardrobe cupboard and window to the rear.

## FAMILY BATHROOM

Fitted with a three-piece suite comprising panelled bath, wash hand basin and low level WC. Tiled walls, coved ceiling and frosted window.

## OUTSIDE

The property is approached via a large gravel driveway providing ample off-road parking, with hedgerow boundaries and raised beds. Gated access on both sides leads to the rear garden.

A detached single garage with remote-controlled up-and-over door, power and lighting is situated to the side.

The rear garden is a particular feature, being south east facing, generous in size and well stocked, predominantly laid to lawn with a variety of mature shrubs and flowering beds. A paved patio area provides space for outdoor entertaining, with a range of outbuildings including sheds and a summer house (all with mains electricity connected) and a greenhouse. The garden enjoys an attractive outlook towards the village church.





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
	<b>71</b>
	<b>55</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £600,000

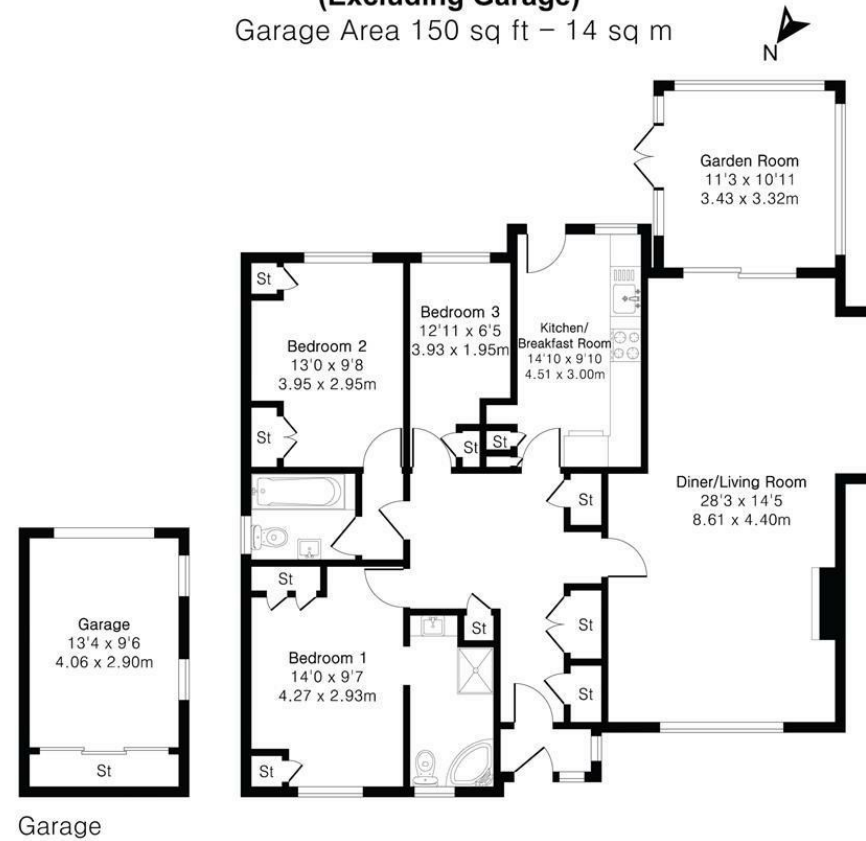
Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

**Approximate Gross Internal Area 1322 sq ft - 123 sq m  
(Excluding Garage)**

Garage Area 150 sq ft - 14 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.



[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>.

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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.