



Blakeland Hill, Duxford, CB22 4RX

**CHEFFINS**

## Blakeland Hill

Duxford,  
CB22 4RX

- Extended Mid-Terraced Home
- Three To Four Bedrooms
- Open Plan Kitchen/Dining Room
- Seperate Sitting Room
- Large Rear Garden
- Private Front Garden
- On Street Parking
- Chain Free

A significantly improved and thoughtfully extended mid-terraced home, offering well-proportioned accommodation arranged over three floors. The property enjoys a generous rear garden and is ideally positioned on the edge of this charming and well-served village, just south of Cambridge, providing excellent access to major commuter links. Offered with the advantage of no onward chain.

4 1 2

**Guide Price £420,000**





## LOCATION

Situated in a peaceful cul-de-sac within the sought-after South Cambridgeshire village of Duxford, Blakeland Hill enjoys an enviable position that blends rural charm with exceptional convenience. The village itself is steeped in history and community spirit, offering a range of amenities including a primary school, local shop, two popular pubs, and the renowned Imperial War Museum. The surrounding countryside provides excellent walking and cycling routes, while the nearby A505 and M11 offer swift access to Cambridge, Saffron Walden, and London. Whittlesford Parkway Station is just a short drive away, providing regular direct rail links to London Liverpool Street, making this an ideal location for both families and commuters seeking a tranquil yet well-connected place to call home.

## **STORM PORCH**

covering panelled glazed entrance door leading through into:

## **ENTRANCE HALL**

with stairs rising to first floor accommodation, a wealth of built-in storage comprising boiler store room and further cloaks cupboard, panelled doors leading into respective rooms.

## **CLOAKROOM**

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wood effect flooring, radiator, double glazed window fitted with privacy glass out onto front aspect.

## **OPEN PLAN KITCHEN/DINING ROOM**

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft close feature with stone effect rolltop work surface with inset sink with hot and cold mixer tap, integrated 4 ring electric hob with extractor hood above, splashback, integrated oven below, integrated and concealed fridge/freezer and dishwasher, inset LED downlighters, extension of the kitchen work surface creates a breakfast bar ideal for informal dining and opening through into DINING ROOM with part vaulted ceiling, wood effect flooring, radiators, Velux skylights, inset LED downlighters, fitted double glazed window overlooking garden,

collection of double glazed windows and French doors leading out onto gardens as well as creating a light and airy atmosphere, panelled glazed door leading to a covered side access leading back round to the front of the property.

## **SITTING ROOM**

with radiator, double glazed windows to front aspect.

## **ON THE FIRST FLOOR**

## **LANDING**

with stairs rising to loft room, panelled doors leading to respective rooms.

## **BEDROOM 1**

with radiator, double glazed window to front aspect.

## **BEDROOM 2**

with radiator, double glazed window overlooking garden.

## **BEDROOM 3**

with radiator, double glazed window to front aspect.

## **FAMILY BATHROOM**

comprising a three piece suite with combined shower and bath with panelled bath with hot and cold mixer bath tap, shower head attachment, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, fitted storage cupboards beneath,

heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

## **BEDROOM 4**

with restricted head height into the eaves, radiator, Velux skylight overlooking garden. The measurement on the floorplan is measured from the lowest point in the room.

## **OUTSIDE**

To the front the property is approached off Blakeland Hill via a paved pathway leading to the front entrance door with the remainder of the front garden being enclosed by hedging and laid to slate shingle.

To the rear of the property benefits from an extensive garden principally laid to lawn with a full width decked area providing a wonderful space to both relax and entertain. The garden is bordered by timber fencing.





**Approximate Gross Internal Area 1379 sq ft - 128 sq m**

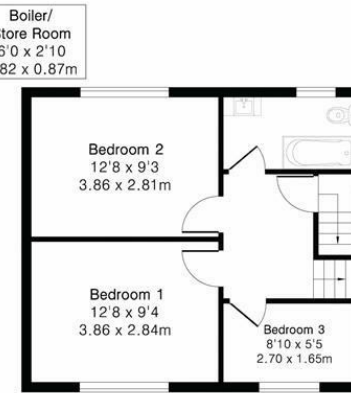
Ground Floor Area 677 sq ft – 63 sq m

First Floor Area 425 sq ft – 39 sq m

Second Floor Area 277 sq ft – 26 sq m



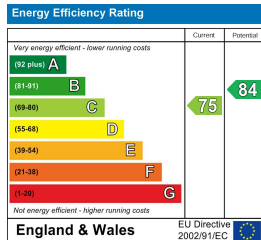
Ground Floor



First Floor



Second Floor



Guide Price £420,000

Tenure – Freehold

Council Tax Band – C

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.

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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>.

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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.