



Bankes Mead, Duxford, CB22 4FA

CHEFFINS

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Duxford,
CB22 4FA

A beautifully presented four bedroom property extending to approximately 1503sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles, tandem garage and generous rear west facing garden. Located in the sought after village of Duxford, close to local amenities and transport links including M11 and A505.

4 2 2

Guide Price £725,000





LOCATION

Duxford provides an excellent range of local amenities including store/post office, primary school, church 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.

FRONT DOOR

leading into:

ENTRANCE HALL

with engineered wood flooring, LED downlighter, radiator, understairs storage, window overlooking front of the property, stairs leading to the first floor and access into various rooms.

SITTING ROOM

with a continuation of the engineered wood flooring, radiator, downlighter, window overlooking side of the property and feature brick built fireplace housing wood burner, doors out to:

CONSERVATORY

with tiled flooring, doors leading out onto terrace area in rear garden and windows overlooking rear.

DINING ROOM

with engineered wood flooring, radiator, dual aspect windows overlooking front and side of the property, downlighter, radiator.

PLAYROOM/STUDY

with engineered wood flooring, radiator, downlighter, dual aspect window overlooking rear garden as well as a Velux window allowing light into the room.

CLOAKROOM

with engineered wood flooring, radiator, low level w.c., frosted window looking over rear garden, downlighter, wash hand basin with mixer tap and storage cupboard beneath.

KITCHEN/BREAKFAST ROOM

with tiled flooring, range of floor and wall mounted units with laminate worktop, one and a half sink and drainer with stainless steel mixer tap, integrated 4 ring Neff hob, integrated Bosch oven and grill, integrated fridge and freezer, Bosch extractor fan, integrated dishwasher, window overlooking front of the property, radiator, doors leading out onto the terrace area at the rear of the property, windows overlooking rear garden.

ON THE FIRST FLOOR

LANDING

carpeted, airing cupboard, Velux window, downlighter, radiator, access leading to various rooms.

PRINCIPAL BEDROOM

carpeted, downlighter, radiator, dual aspect windows overlooking the side and rear of the property. Door into:

ENSUITE

with laminate flooring, part tiled walls, frosted windows overlooking side of the property, LED spotlights, bath, low level w.c., tiled walk-in shower, heated towel rail, wash hand basin with storage drawers beneath, extractor fan.

BEDROOM 2

carpeted, downlighter, dual aspect windows overlooking front and side of the property, radiator.

FAMILY BATHROOM

with laminate flooring, three piece suite comprising bath, low level w.c., wash hand basin, Velux window overlooking rear garden, extractor fan, downlighter, radiator, part tiled walls.

BEDROOM 3

carpeted, radiator, downlighter, windows overlooking the rear of the property.

BEDROOM 4

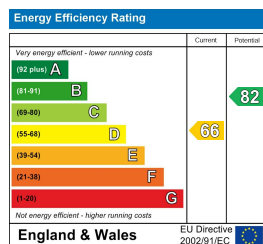
carpeted, radiator, downlighter, windows overlooking front of the property.

OUTSIDE

The property is approached via a shared driveway leading to off-road parking for multiple vehicles and garage with up and over door. Front garden is partially enclosed by hedging and shrubs and is predominantly gravelled with pathway leading to the front door as well as a continuation of the pathway which leads round to the side of the property and into the rear garden.

Rear garden west facing with large terrace area perfect for al fresco dining. The rear garden is predominantly laid to lawn with borders containing various hedging and shrubs, raised bed containing further shrubs, pergola with grape vines. Outside tap, timber built storage shed. The garden is fully enclosed by timber fencing and access out to the front of the property via a side gate. Access into GARAGE, tandem garage with up and over door, electricity and water, work bench, space and plumbing for washing machine, space for fridges and freezers, boiler, concrete floor, timber rafters which could be boarded to create further storage space.





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Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District

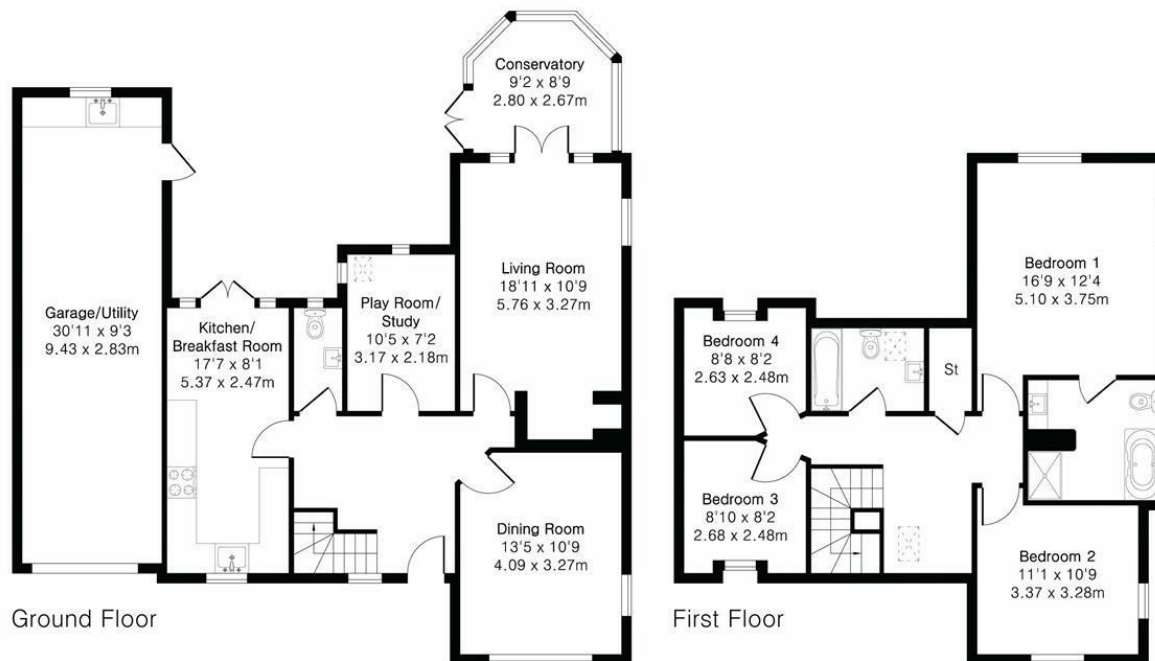
Council

**Approximate Gross Internal Area 1503 sq ft - 139 sq m
(Excluding Garage)**

Ground Floor Area 799 sq ft - 74 sq m

First Floor Area 704 sq ft - 65 sq m

Garage Area 287 sq ft - 27 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.

CHEFFINS

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

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.

