



Old Pinewood Way, Papworth Everard, CB23 3GT

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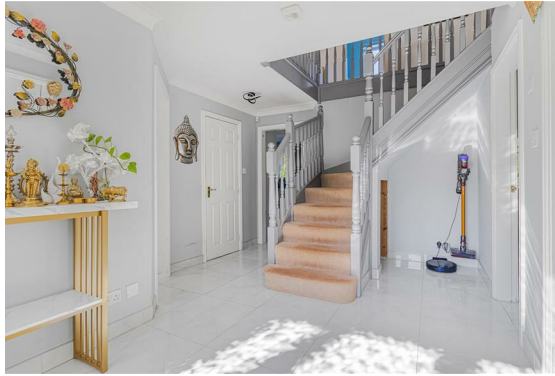
Papworth Everard,
CB23 3GT

A beautifully presented five bedroom detached property extending to approximately 1726sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles, double garage and generous rear garden and is located close to local amenities and transport links.

5 3 2

Guide Price £625,000





FRONT DOOR

into:

ENTRANCE HALL

with tiled flooring, underfloor heating, downlight, stairs leading to first floor, built-in storage cupboard with shelving, understairs storage space and access into various rooms.

SITTING ROOM

with a continuation of the tiled flooring, underfloor heating, upvc double glazed French doors leading out onto the rear garden, feature fireplace, LED spotlights.

KITCHEN/DINING ROOM

Kitchen with tiled flooring, a range of soft close feature floor and wall units with granite worktop, integrated appliances include Samsung oven and grill, integrated wine cooler, 5 ring Bosch gas hob with extractor fan above, sink with mixer tap and boiling water tap, space and plumbing for dishwasher, upvc double glazed window overlooking the rear of the property, underfloor heating LED spotlights, door through into:

DINING ROOM

with tiled flooring, underfloor heating, downlight, upvc double glazed French doors out onto rear garden, upvc double glazed windows overlooking the rear garden.

UTILITY ROOM

with tiled flooring, underfloor heating, door out to the side of the property, a range of soft close feature floor and wall units with granite worktop, boiler, space for fridge/freezer, space and plumbing for washing machine and dryer, extractor fan, LED spotlights,

DOWNSTAIRS SHOWER ROOM

with tiled flooring, part tiled walls, walk-in shower, low level w.c., wash hand basin with storage cupboard beneath, heated towel rail, downlight, extractor fan.

STUDY

with tiled flooring, underfloor heating, upvc double glazed window overlooking front of the property, downlight.

BEDROOM 5

with tiled flooring, underfloor heating, upvc double glazed windows overlooking front of the property, downlight.

ON THE FIRST FLOOR

LANDING

carpeted, downlight, access into loft space, airing cupboard containing water tank and access into various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking front of the property, radiator, downlight, walk-in dressing area with built-in wardrobes containing hanging rails and shelving, upvc double glazed window overlooking the rear of the property, downlight, door into:

ENSUITE SHOWER ROOM

with tile effect laminate flooring, walk-in tiled shower, low level w.c., wash hand basin with storage cupboards beneath, heated towel rail, upvc double glazed frosted window overlooking the rear garden, LED spotlights and extractor fan.

BEDROOM 2

carpeted, upvc double glazed windows overlooking the rear of the property, downlight, built-in wardrobes with hanging rail and shelving.

BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, downlight, radiator, built-in wardrobes with hanging rail and shelving.

BEDROOM 4

carpeted, upvc double glazed window overlooking the front of the property, radiator, built-in wardrobe containing hanging rail and shelving.

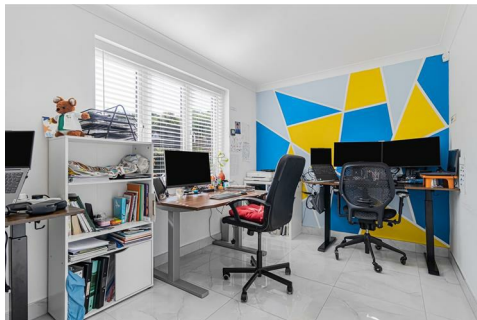
FAMILY BATHROOM

with wood effect laminate flooring, four piece suite comprising of bath, walk-in tiled shower, wash hand basin, low level w.c., part tiled walls, upvc double glazed frosted window overlooking rear of the property, downlight, extractor fan.

OUTSIDE

The property is approached via brick paved pathway, off-road parking for multiple vehicles and Double Garage beyond, pathway leading to front door as well as side access into the rear garden. Front garden is predominantly laid to lawn with borders containing a variety of shrubs and hedges.

Rear garden is predominantly laid to lawn and fully enclosed via concrete base and post with timber insets to one side, timber fencing to the rear and other side, terrace



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Guide Price £625,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire

District Council

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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Approximate Gross Internal Area 1726 sq ft - 161 sq m
(Excluding Garage)

Ground Floor Area 889 sq ft - 83 sq m

First Floor Area 837 sq ft - 78 sq m

Garage Area 288 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.

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