



RINGSTONE | DUXFORD

Easy Modern Living in Village Location

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Guide Price £300,000 Freehold

FEATURES

- Openplan living
- Very well presented
- Downstairs Cloakroom
- Allocated Parking
- Council Tax Band C
- Square foot 782.4
- EPC D64
- Easy Access to M11/A505

DESCRIPTION

Located in this ever popular and well maintained development, on the edge of the picturesque Village of Duxford, is this bright and welcoming, two bedroom property, which has been modernised to a very high standard by its current owner with love care and attention to detail. Your attention is drawn directly to the open plan kitchen / dining room to the rear of the property, which benefits from a re-fitted, fully fitted kitchen and provides views over the enclosed rear garden. The property was constructed by highly regarded developer Croudace Homes in 2007 and would make an ideal first time purchase or investment property and viewing is strongly advised to fully appreciate.

The property is of traditional brick construction and accommodation comprises entrance hallway, cloakroom, lounge, kitchen / dining room, master bedroom with En-suite, further double bedroom and family bathroom.

The Ringstone development is on the edge Duxford, it is a mix of modern, two, three and four bedroom homes, the development benefits from an open village green space with children's play area, local countryside walks and excellent road links via the A505 and M11. In the nearby village centre you will find a wide variety of local amenities including highly regarded village school, recreation ground, village shops, local public house and restaurant. The village of Duxford has a real community feel about it, with many village events held throughout the year, including the charity soapbox race, which runs through the village itself, local events on airshow weekend held at IWM Duxford and a real relaxed and family atmosphere about the village itself.



ACCOMMODATION

Entrance Hall

Double-glazed entrance door, stairs rising to first floor, wooden flooring, radiator, downlights, doors leading to

Cloakroom

Obscure double-glazed window to front aspect, two piece white cloakroom suite comprising low level w/c and wash hand basin, wooden flooring, radiator.

Lounge 15'6" x 11'2" (4.74m x 3.42m)

A spacious and bright main reception room with double-glazed window to front aspect, spacious under stairs storage cupboard, wooden flooring, radiator.

Kitchen / Dining Room 14'5" x 9'10" (4.416m x 3.019m)

As soon as you enter this room, you can tell straight away this is the hub of this much loved home with its modern and well-appointed re-fitted kitchen with a range of high level and low level fitted units, incorporating integral appliances, including oven, hob, extractor, fridge, freezer, dishwasher, washing machine, single sink drainer with mixer taps, wine storage, part tiled walls, double-glazed window and double-glazed door allowing the light to flood through and leading to garden, downlights, wooden flooring, radiator.

Landing

Loft access, airing cupboard with storage, downlights, radiator, doors leading to.

Bedroom 1 10'1" x 9'1" (3.08m x 2.78m)

Benefiting from En-suite facilities, double-glazed window to front aspect, two double fitted wardrobes with shelving, hanging and storage space, radiator, door to En-suite.

En-suite

A well-appointed shower suite comprising low level w/c, wash hand basin inset in vanity unit, shower cubicle, obscure double-glazed window to front aspect, downlights, radiator.

Bedroom 2 14'5" x 8'7" (4.4m x 2.63m)

A generous second double bedroom with double-glazed window to rear aspect, radiator.

Bathroom

Three piece bathroom suite inset in bathroom furniture with storage, suite comprising, low level w/c, wash hand basin, bath, part tiled walls, downlights, radiator.



Garden

The property benefits from an enclosed rear garden by panel fencing, with side access gate, garden majority laid to lawn with an initial patio paved area leading from the rear of the property, timber framed storage shed.

Parking

The property benefits from allocated parking, to the front of the property.



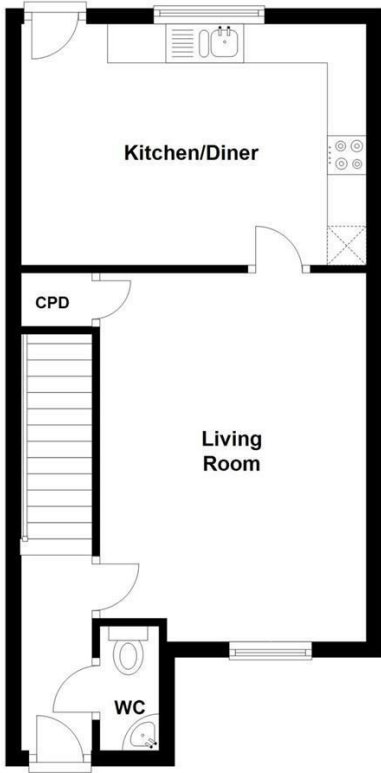






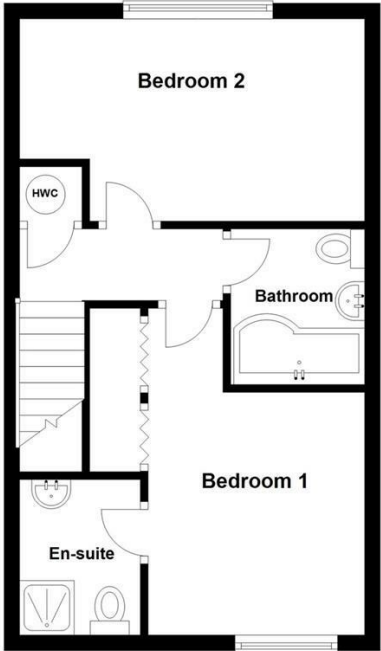
Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



Floor plan to be used for guidance only.
Plan produced using PlanUp.

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Council Tax Band : C

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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		