



11 Moorfield Road, Duxford, Cambridge, CB22 4PP
Guide Price £495,000 Freehold



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A CHARMING FOUR-BEDROOM SEMI-DETACHED COTTAGE, EXTENDED AND MUCH IMPROVED, WITH A LARGE SINGLE GARAGE AND PRIVATE WALLED GARDEN, SET IN THE HEART OF THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Four-bedroom semi-detached cottage
- 2 reception rooms-living room and dining room
- Well equipped kitchen adjoining the dining room
- Refitted family bathroom and ground-floor cloakroom/WC
- 0.04 acre plot
- Approximately 1,175 sq ft / 108 sqm, excluding garage
- Spacious dual-aspect living room with wood burning stove
- Principal bedroom with dressing room
- Large single garage and private walled rear garden
- Built circa 1900

This attractive semi-detached cottage occupies a superb position in the heart of Duxford, with the village primary school just a few minutes' walk away. Extended and much improved over the years, the property provides deceptively spacious and well-presented accommodation extending to approximately 108 sqm, excluding the garage.

The ground floor comprises an entrance hall with cloakroom/WC, a well-equipped kitchen adjoining the dining room, and a spacious dual-aspect living room.

The kitchen is fitted with attractive cabinetry and solid oak worktops, together with a ceramic Butler sink, Stoves five-ring gas range cooker, integrated fridge/freezer and dishwasher, integrated waste storage and oak flooring.

The adjoining dining room provides ample space for family dining and entertaining, while the generous dual-aspect living room features an exposed-brick fireplace with wood-burning stove, oak flooring and glazed doors opening onto the rear garden. Upstairs, the landing includes a useful storage cupboard housing the wall-mounted gas-fired central-heating boiler. There are four well-proportioned bedrooms, including a particularly generous principal bedroom with its own dressing room.

The refitted family bathroom comprises a low-level WC, vanity wash basin, panelled bath with mains-fed shower over, heated towel rail and linen cupboard.

Outside, a large single garage is positioned to the side of the property and is fitted with a roller door, power and light, plumbing for a washing machine and direct access to the rear garden.

The private rear garden is arranged over two levels and laid predominantly to lawn, with established flower and shrub borders, a generous decked terrace and gated side access. The garden is enclosed by fencing and an attractive flint wall, providing an excellent degree of privacy and seclusion.

Location

Duxford is a highly regarded South Cambridgeshire village with an attractive historic centre and a strong range of local amenities. The property is particularly well positioned within the village, with Duxford Church of England Community Primary School just a short walk away.

Nearby Sawston provides a wider range of shops, supermarkets, education and recreational facilities, while Cambridge and Saffron Walden are both readily accessible. Duxford is well known as the home of the Imperial War Museum, and its location is especially convenient for commuters. Junction 10 of the M11 and Whittlesford Parkway railway station are both approximately one mile away, with regular rail services towards Cambridge and London Liverpool Street. Royston is also within easy driving distance and provides fast rail services to London King's Cross.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council tax band-D

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

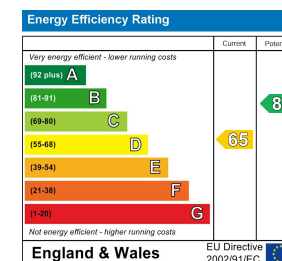
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 108 sqm (1175 sqft) excluding Garage



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

