



6A Moorfield Road, Duxford, CB22 4PS
Offers Over £845,000 Freehold



rah.co.uk
01223 800860

A MOST ATTRACTIVE MODERN DETACHED FAMILY RESIDENCE WITH SPACIOUS AND WELL-PLANNED ACCOMMODATION, SET BACK FROM THE ROAD WITH PARKING, GARAGE AND A PRIVATE ENCLOSED REAR GARDEN.

- Detached house
- 4 beds, 3 baths, 2 recepts
- Built in 2006
- Gas fired central heating to radiators
- Council tax band - F
- 1875 Sqft / 174 Sqm
- 0.13 acres
- Off road parking and garage
- EPC - C / 76
- Central of village location

The property enjoys a wonderful tucked-away position and set back from the road on a private driveway, just a short walk from the primary school and centre of the village. The property was constructed in 2006 to a spacious well-planned design with ample parking, detached garage and private enclosed rear garden.

The accommodation comprises a large welcoming reception hall with stairs to first floor accommodation, storage cupboard under and a cloakroom/WC just off. The kitchen/dining/family room is a generously proportioned dual aspect room with French doors to the garden. The kitchen area is fitted with attractive cabinetry, ample granite work surfaces with inset double sink unit with mixer tap and drainer plus a range of integrated appliances which include a five ring gas hob, double oven, extractor, double fridge, double freezer and dishwasher. The kitchen is complemented by a utility room with matching cabinetry, fitted work surfaces with single sink, drainer and space for the usual white goods plus a wall mounted gas fired central heating boiler. There are two reception rooms, a lounge with a feature open fireplace and French doors to the garden and a playroom/sitting room.

Upstairs, off the galleried landing are four double bedrooms, two with en-suite shower rooms and a family bathroom.

Outside, approached via the private driveway with gated entrance to an expansive gravel parking area and leading to the garage with electric up and over door, power and light connected. Side access leads to the rear garden which is laid mainly to lawn with a generous paved patio, flower and shrub border and all is enclosed by fencing enjoying good levels of privacy.

Location

Duxford is a picturesque village established around the churches of St Peter's and St John's, set in some of the finest South Cambridgeshire countryside. It has become an important and growing community with the advantage of an excellent range of local facilities. A primary school serves the area and a regular bus route runs to Saffron Walden and the University City of Cambridge.

In addition, the nearby village of Sawston includes a highly regarded village college, banks, two supermarkets and recreational facilities. Renowned for the Imperial War Museum, to which residents are eligible for free access, Duxford has become a desirable locality for the commuter with the M11 junction and Whittlesford Parkway railway station both just under a mile away. The latter offers a convenient and regular service to London Liverpool Street. Royston is a short drive away and has a fast rail service 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 - F

Fixtures and Fittings

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

Viewing

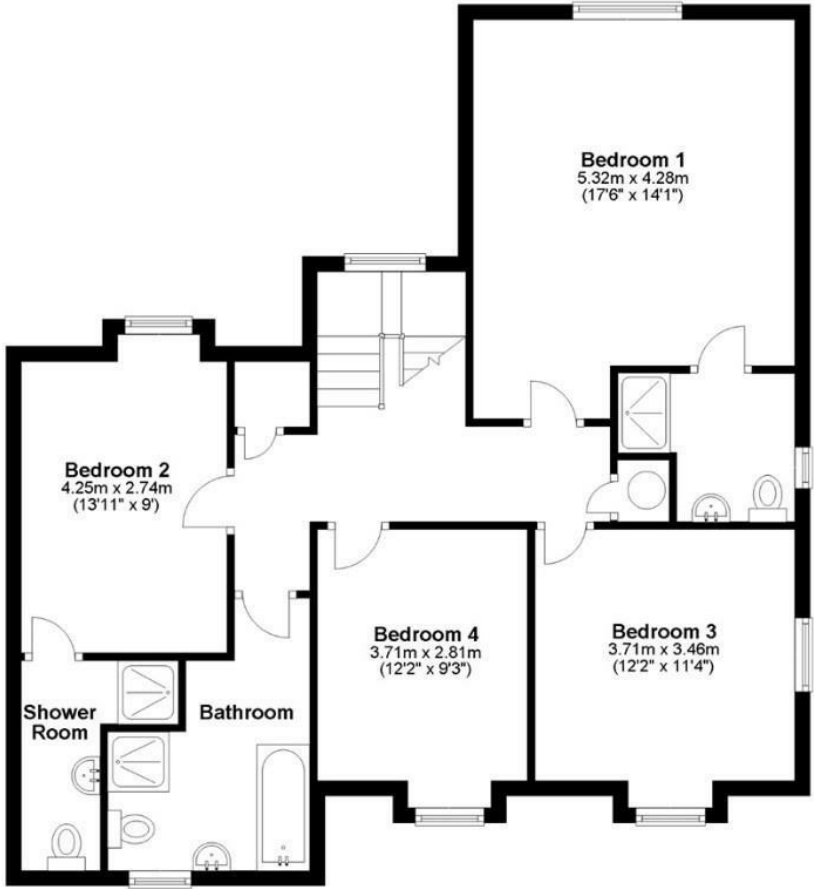
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 174 sqm (1875 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	76	
(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	

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.

