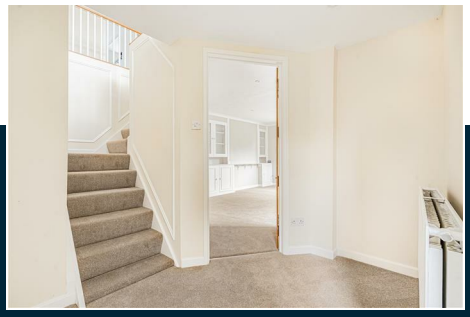
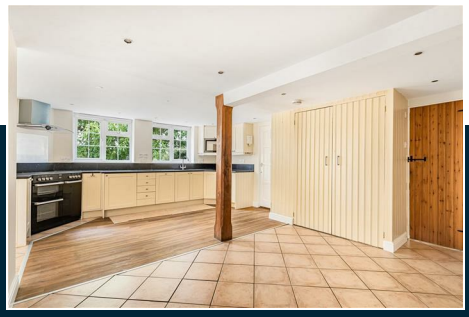








Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

Kinnettles Grange Road, Duxford, Cambridge, CB22 4WF

A well presented detached five bedroom home which has been extended and renovated and more recently refurbished throughout set in a stunning rural location enjoying flexible accommodation together with a generous mature garden and a double garage with home office/annex to the rear. Available now on an unfurnished basis.

- Detached home
- Five bedrooms
- Principal bedroom with en suite
- Driveway and two garages
- Home office/annex
- Available now

£2,750 Per Month

Duxford provides an excellent range of local amenities including store/post office, primary school, church, Cafe 19/Duxford Community Centre 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.

ACCOMMODATION with approximate room sizes

GROUND FLOOR

ENTRANCE HALL
Double glazed entrance door with double glazed windows to either side, staircase rising to the first floor.

SITTING ROOM
A spacious dual aspect room with two windows providing a good degree of natural light together with a pair of double glazed doors providing access onto the terrace and views of the garden beyond. Open fireplace with exposed brickwork and seating to either side.

KITCHEN/DINING ROOM
Fitted with a range of base and eye level units with quartz worktop, ceramic sink unit and electric range cooker, integrated dishwasher and fridge, built-in larder cupboard and a number of windows to the rear aspect overlooking the garden together with a pair of double glazed doors providing access onto the terrace and views of the garden beyond. Door returning to the inner hallway. Glazed door to:-

REAR HALLWAY
Glazed door provides access to the driveway and outdoor space, door to:-

CLOAKROOM
Comprising hand wash basin and WC, double glazed window to the rear aspect.

INNER HALLWAY
Built-in shelved cupboard and doors to adjoining rooms.

UTILITY ROOM
Fitted with a range of base units with worktop space over, sink unit, space and plumbing for washing machine and tumble dryer, floor mounted boiler and double glazed windows to two aspects.

FAMILY ROOM
A versatile multi-purpose room with three double glazed windows to two aspects providing a good degree of natural light, fitted cupboards and shelving, deep built-in understairs storage cupboard and door returning to the entrance hall.

FIRST FLOOR

LANDING
Double glazed window to the front aspect with views over the rolling countryside and a pair of built-in linen cupboards.

PRINCIPAL BEDROOM
A triple aspect room with a number of double glazed windows providing panoramic views over the gardens and surrounding countryside, built-in wardrobe and cupboard.

EN SUITE
Comprising shower enclosure, vanity wash basin with cupboard beneath.

BEDROOM TWO
Dual aspect with double glazed windows to the front and side enjoying views of the surrounding area.

BEDROOM THREE
Dual aspect with double glazed windows to the side and rear.

BEDROOM FOUR
Double glazed window to the front aspect with scenic views.

BEDROOM FIVE
Double glazed window to the rear aspect.

BATHROOM
Comprising panel bath with separate shower enclosure, vanity wash basin and WC in hidden cistern, double glazed window to the rear aspect.

OUTSIDE
The property is set in an attractive rural setting accessed via a block-paved driveway providing extensive off-street parking and EV charging point. The gardens are mainly laid to lawn with newly erected post and rail fencing together with a number of mature trees.

GARAGE/HOME OFFICE
Access is via a block-paved driveway which leads to a pair of garages fitted with up and over doors, power and lighting connected. The left-hand garage which is oversized in depth has an open tread staircase and leads to a useful eaves storage space. To the rear of the right-hand garage is a screened storage area together with a useful home office/studio which offers a multitude of uses including home office/gym or annex dependent upon needs. The living space enjoys a good degree of natural light via three double glazed windows overlooking the gardens together with power and lighting connected. Door to:-

KITCHENETTE
Fitted with base and eye level units with worktop space and sink unit.

WC
Comprising low level WC, hand wash basin, obscure double glazed window to the side aspect.

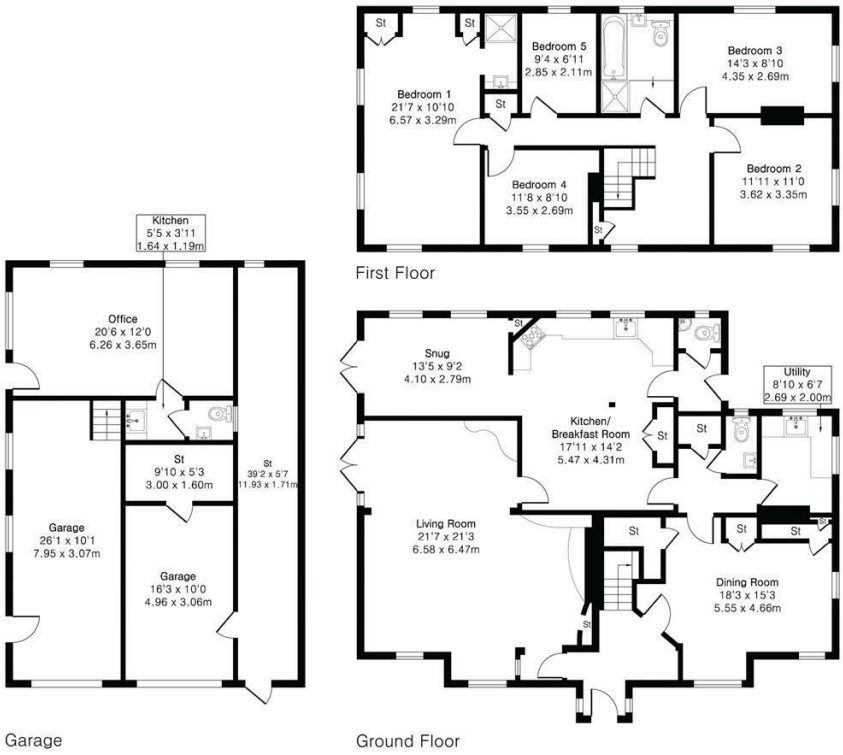
VIEWINGS
By appointment through the Agents.

LETTING AGENT NOTES

Holding Deposit : £634.00
Deposit - £3,173.00
EPC - E
Council Tax - E
Square Footage - See Floorplan
Property Type - Detached House
Property Construction - Brick with slate roof
Parking - Garage and Driveway
Rights of Way, Easements, Covenants - None
Electric Supply - Mains
Gas Supply - N/A
Water Supply - Mains
Sewerage - Septic Tank
Heating - Oil boiler with radiators and open fireplace
Broadband Connected - Yes
Broadband Type - ADSL
Mobile Signal/Coverage - Fair



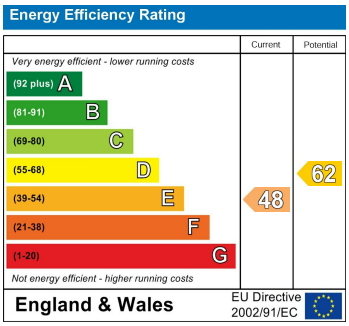
Approximate Gross Internal Area 2291 sq ft - 212 sq m
(Excluding Garage)
Ground Floor Area 1350 sq ft – 125 sq m
First Floor Area 941 sq ft – 87 sq m
Garage Area 1023 sq ft – 95 sq m

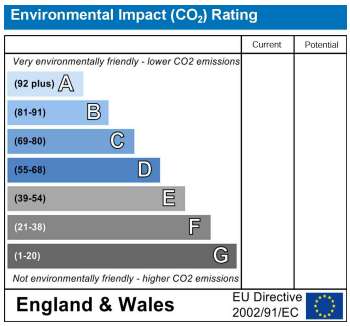


Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings





Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
   If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: For more information on this property please refer to the Material Information Brochure on our website.