



22 ICKLETON ROAD
Duxford

Carter Jonas

22 ICKLETON ROAD, DUXFORD, CAMBRIDGE, CB22 4RT

- Cambridge - approx. 8 miles
- Saffron Walden – approx. 7 miles
- Whittlesford Parkway Railway Station - approx. 2 miles
- Royston Railway Station - approx. 8 miles

Large reception hall • Open-plan sitting room & dining room • Kitchen/breakfast room • Utility room • 2 Double bedrooms • Bathroom • Extensive parking & single garage • South-west facing garden • EPC rating E

DESCRIPTION

22 Ickleton Road is a spacious and well-presented two bedroom bungalow situated on the edge of this attractive, south-Cambridgeshire village. The property has been well-maintained and offers excellent potential for extension/reconfiguration, subject to planning. There is a large, square entrance hall with cloaks/storage cupboard and hatch and ladder to the loft space. The open-plan reception room has plenty of space for both sitting and dining and has a feature fireplace and doors opening to the patio and garden. The kitchen/breakfast room is well-fitted with plenty of space for appliances and door to the utility room, with space and plumbing for a washing machine and tumble dryer. There are two double bedrooms and a good-size shoe room. The property is offered with no onward chain and is a great opportunity to secure a home with excellent possibilities in one of the area's most sought-after villages.

OUTSIDE

The property is approached over an large driveway providing parking for numerous vehicles and giving access to the single garage with up and over door. There is a small lawned area to the front of the property which is set well back from the road.

A SPACIOUS AND WELL-PRESENTED TWO BEDROOM SINGLE STOREY PROPERTY SITTING IN LARGE, SOUTH-WEST FACING GARDENS ON THE EDGE OF THIS HIGHLY REGARDED AND WELL-SERVED VILLAGE.



There is a side pedestrian gate leading back to the large south-west facing lawned gardens which are fully enclosed and mainly laid to lawn. There is a paved patio across the back of the property and a screened off kitchen-garden. There is also a door from the patio into the back of the garage and workshop area. A garden shed sits in one corner, ideal for garden machinery etc.

LOCATION

Duxford is a delightful and popular village situated between Cambridge and the pretty market town of Saffron Walden. There are excellent local amenities including a village shop, a primary school, a church and two public houses. There is also a newly opening deli/ café and the recently renovated Duxford Lodge hotel and restaurant. Duxford Air Museum is a short distance away, ideal for family day's out and the village offers excellent commuter links via road (M11 and A11) and also via rail both into London Kings Cross and Liverpool Stations as well as to Saffron Walden and Cambridge. Addenbrookes Hospital and the various bio-medical campuses are a short and easy drive away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Electric and hot water.

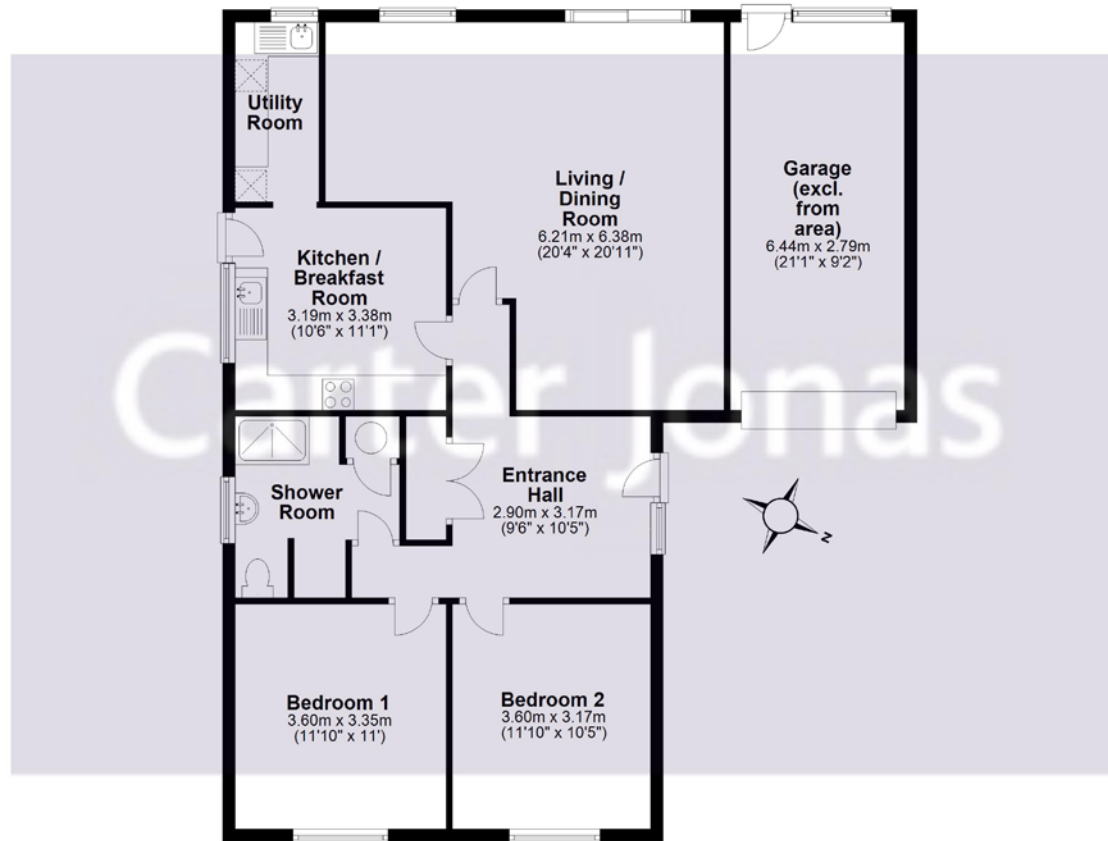
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents
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Floor Plan

Approx. 92.8 sq. metres (999.1 sq. feet)



Total area: approx. 92.8 sq. metres (999.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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