



Duddle Drive, Longstanton, CB24 3UP
£350,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

This modern three-bedroom property offers well planned accommodation over three floors and overlooks a large green space. The property features a spacious open plan kitchen/diner family space with the added addition of a separate lounge on the second floor. It also benefits from a ground floor study/fourth bedroom, a south facing garden and garage/driveway alongside the property.

INTERIOR

Walking into the property there is an entrance hall cloakroom, storage cupboard which leads through into a large kitchen/diner family space, with integrated oven/gas hob and doors opening out to the south facing garden. The ground floor also features the benefit of an office space/fourth bedroom. Over the following two floors it features a first floor lounge with Juliette balcony overlooking the rear garden, the main bedroom with en-suite shower room overlooking a large green area to the front of the property. On the second floor there are two further double bedrooms with the main bathroom.

EXTERIOR

The property has the benefit of a garage and driveway alongside with access into the garage also provided by a side door from the rear garden. The rear garden is south facing, is mainly laid to law bordered with shrubs and features a patio area. To the front the property it overlooks a large lovely green area often used for dog walks or sporting activities.



KEY FEATURES

LOCATION

- Large Kitchen/Diner/Family Space
- Popular Village Location
- Three bedrooms
- Overlooking Green Area
- Possible Fourth Bedroom/Study
- Garage and Driveway Alongside
- First Floor Living Room
- South Facing Garden
- En-suite
- Guided Busway





Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11. There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion.

Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose-built town of Northstowe that is currently in development.

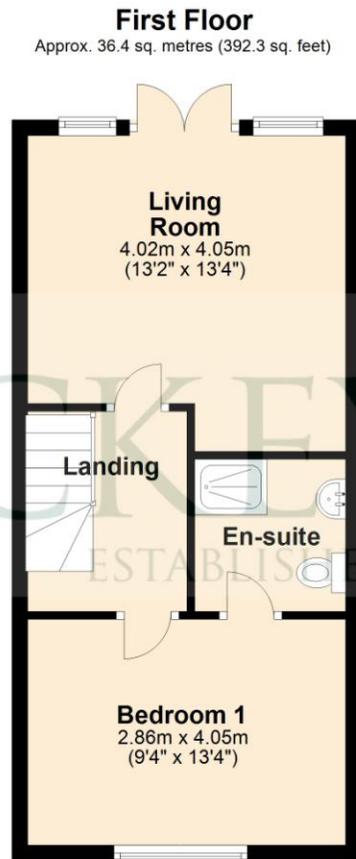
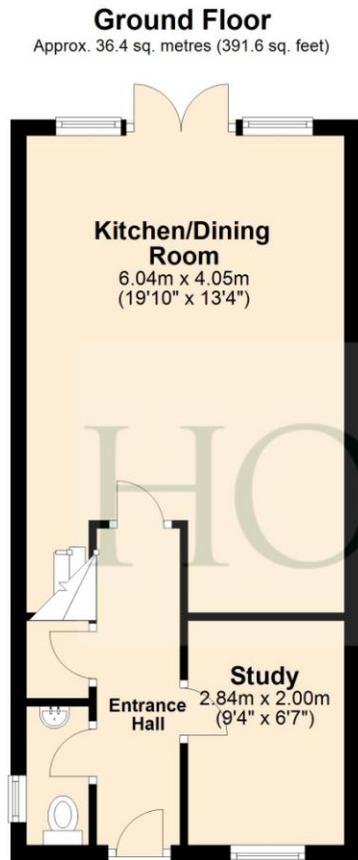


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Total area: approx. 109.0 sq. metres (1173.1 sq. feet)
10c Duddle Drive, Longstanton

ADDITIONAL INFORMATION

Local Authority
South Cambridgeshire District Council

Council Tax Band
C

Services
Mains gas

Transport Links
A14, M11 and A1
Guided Bus Stop
Nearest Train Stations Huntingdon 10 Miles,
Cambridge North 10 Miles

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.