



Hanslope Close, Papworth Everard, CB23
3AN
£475,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

GUIDE PRICE £495,000 - £510,000 A generously proportioned and immaculately presented, four-bedroom family home. Constructed in 2014 by a well-regarded national house builder, the property has subsequently been extended to provide a fantastic open plan kitchen/dining/family room. The versatile accommodation, arranged over three floors provides the perfect space for a family and also easily allows working from home. With additional parking due to being a corner plot and a garage with electric door.

INTERIOR

The light entrance hall leads onto a cosy sitting room with dual aspect windows and facing east, enjoys the morning sunshine. The most important room for most is the kitchen and this will not disappoint. Having been extended in 2017, this superb open plan space is a huge selling feature of this property. The kitchen is open plan to a dining area, this is large enough for sofas and an office area, if need be, with vaulted ceiling and bi folding doors. There is also a separate utility and ground floor wc. The middle floor comprises master bedroom with dressing area and en suite, family bathroom and second double bedroom. The second floor completes the accommodation, with a third and fourth bedroom and shower room, accessed via a spacious landing.

EXTERIOR

Positioned within a prominent corner plot, the property benefits from having gardens to three sides. There is also the addition of a further paved parking area adjoining the driveway, which leads to a single garage with overhead storage and electric roller door. The rear garden is south/west facing with a paved patio and brick BBQ.

KEY FEATURES

- Access to Cambridge
- Swavesey VC catchment
- Extended Ground Floor
- Vaulted Ceiling/Bi Folding Doors
- Four Bedrooms
- Dressing Area & En Suite
- Utility Room
- Walled Garden
- Ample Parking & Garage
- View To Appreciate





LOCATION

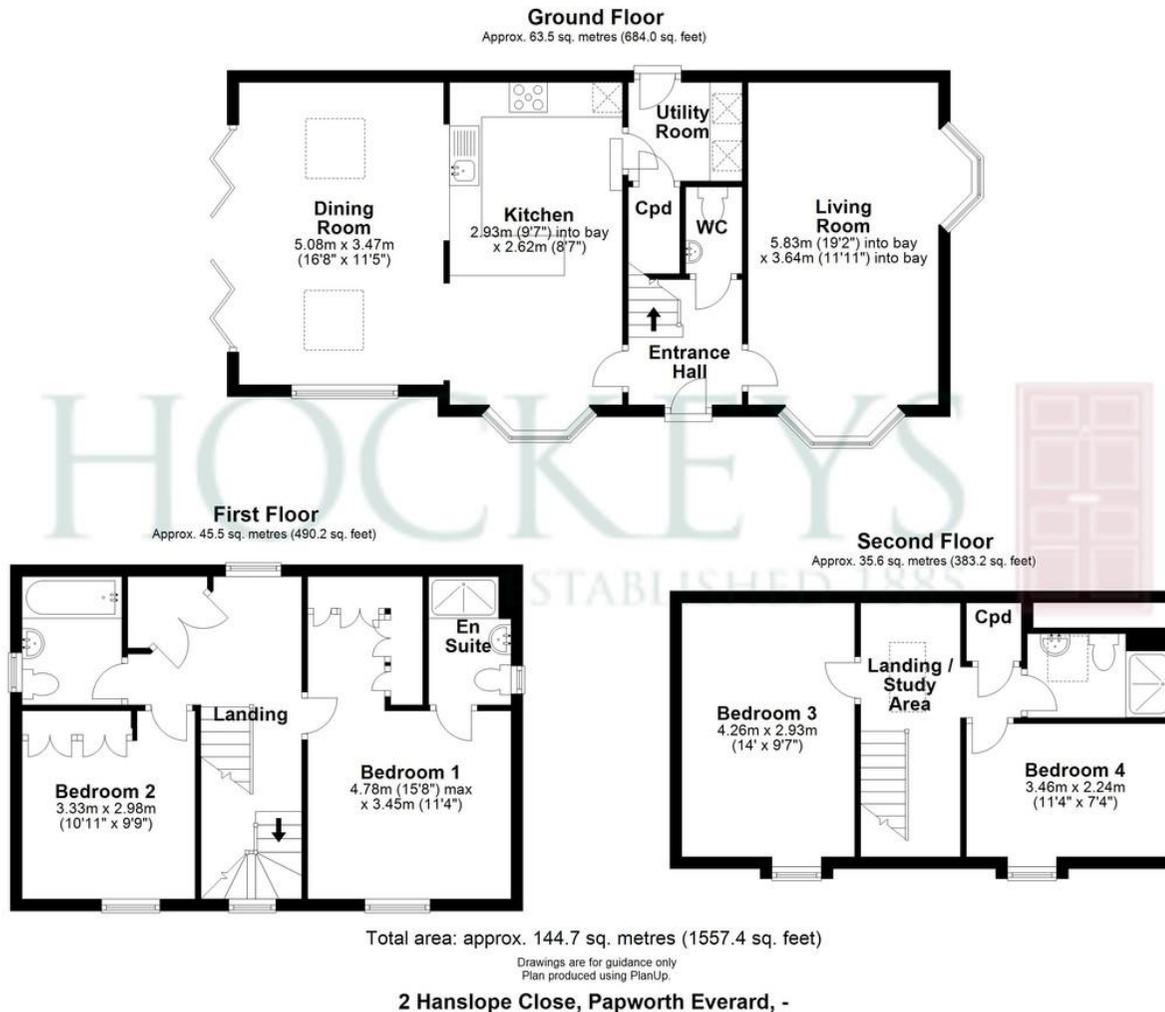
Papworth is located approximately 10 miles from the historic university city of Cambridge and 6 miles to Huntingdon both. Pendrill Court is the hub of the village where you'll find the community centre, the village shop which houses the post office, a cafe, hair salon, chip shop and the library. There is also a doctors surgery with combined pharmacy close by. The village green with an open-air lido, also features football pitches which are regularly used by the local team, floodlit tennis courts, a bowls green and a play area for younger children.

Pendragon Community Primary School is located on Varrier Jones Drive, close to all the local amenities central to the village. The school is rated Good by Ofsted. The village falls within the catchment for highly sought after Swavesey Village College which is rated outstanding by Ofsted. There is easy access to the A428 and the A1, and the A14 is around 5 miles away. St Neots and Huntingdon are the closest train stations with both having direct lines in London Kings Cross. So it is a popular village for those looking to commute but have a quieter village lifestyle.



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 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

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ADDITIONAL INFORMATION

Local Authority

South Cambs District Council

Council Tax Band

E

Services

Mains Gas, Mains Water, Mains Drainage

Transport Links

A428, A1 M11, A14

Nearest Train Station St Neots, Huntingdon

Energy Rating

Energy Efficiency Rating C.

Tenure & Possession

Freehold

Vendors Position

Onwards Purchase

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 c	
55-68	D		
39-54	E		
21-38	F		