



Duddle Drive, Cambridge, CB24 3UP
£450,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A particularly well presented, four bedroom family home situated within a popular modern development which is a short walk to the range of amenities offered within this fantastic village. The property itself benefits from having light and modern decoration throughout, a recently refitted kitchen/dining room and spacious and well planned accommodation for a family. There is also the advantage of a self contained home office.

INTERIOR

The light entrance hall leads onto an attractive, recently refitted kitchen/dining room with separate utility, a ground floor wc and spacious living room with additional snug/office area. There are four bedrooms on the first floor, with an en suite to master and family bathroom.

EXTERIOR

To the front of the property is a landscaped garden, with a block paved driveway and carport, the gated courtyard provides an additional storage area for bins and leads to the garage which is partly converted, to provide a self contained home office/gym.



FEATURES

- Four Bedrooms
- Easy Access to Cambridge
- On Guided Bus Way
- En Suite and Family Bathroom
- Refitted Kitchen
- Northstowe Catchment
- Snug
- Driveway and Converted Garage, Now Home Office
- Separate Utility Room
- View to Appreciate





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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 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
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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band
 D

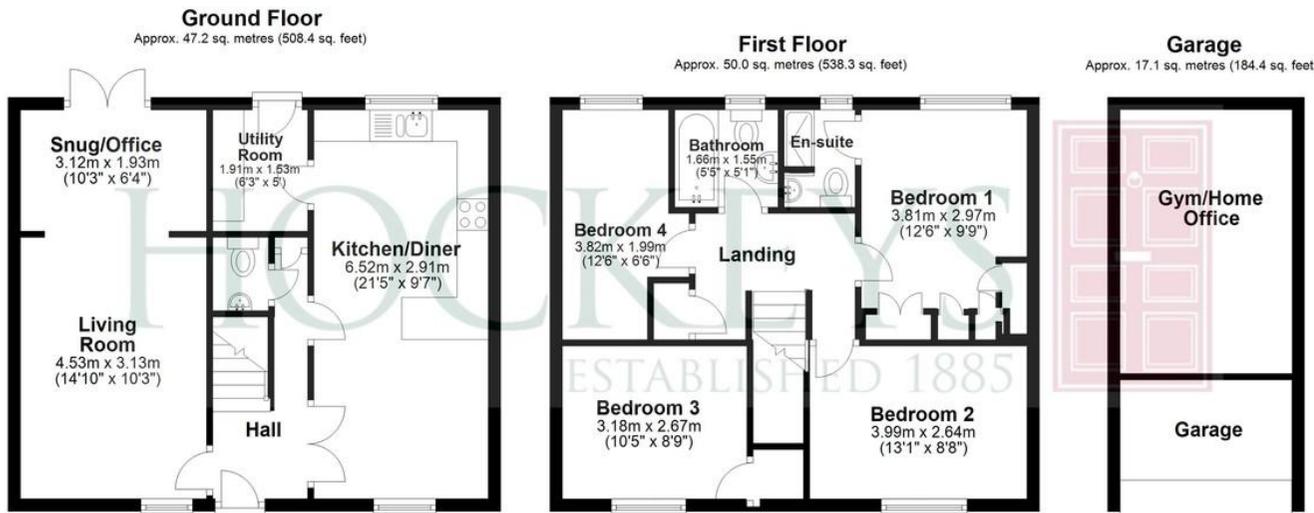
Services
 Mains Gas Water and Electric

Transport Links
 A14, M11 and A1
 Guided Bus Stop
 Nearest Train Stations Huntingdon 12 Miles,
 Cambridge North 8 Miles

Energy Rating
 Energy Efficiency Rating C

Tenure & Possession
 Freehold

Vendors Position
 Chain



Total area: approx. 114.4 sq. metres (1231.0 sq. feet)
4 Duddle Drive, Longstanton

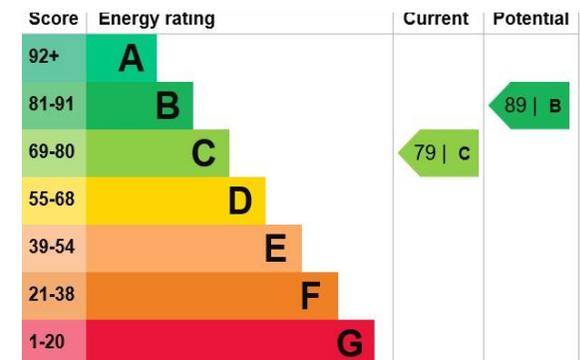


Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are 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.