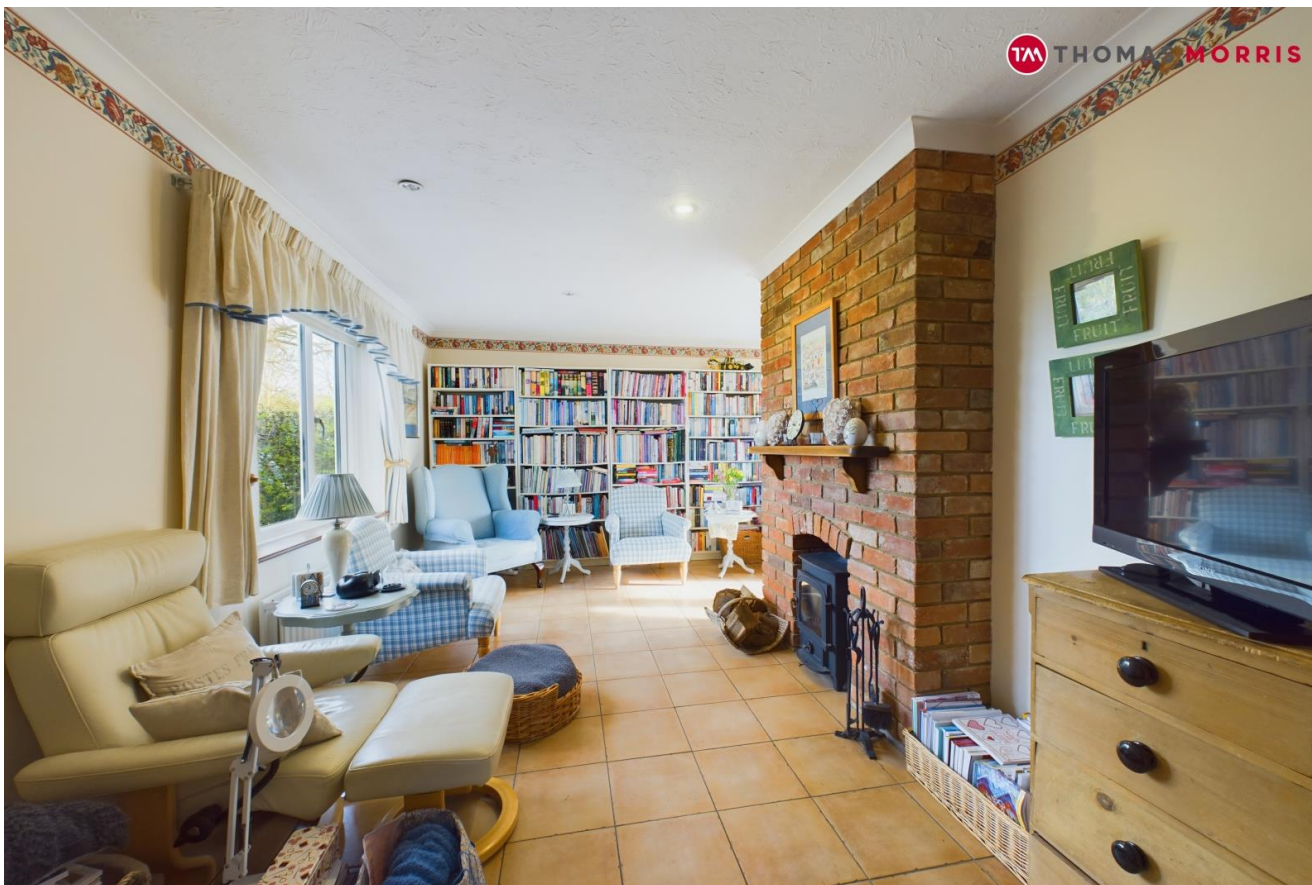




34 Ridgeway, Papworth Everard, CB23 3RW



Asking Price: £550,000

Freehold

Ridgeway, Papworth Everard, CB23 3RW

- Executive Detached Home
- Non Estate Location
- Five Bedrooms
- Dressing Area & En-Suite to Main Bedroom
- Downstairs WC
- Open Field Views to the Front
- Versatile Accommodation
- Annexe Potential
- Freehold
- Energy Rating: C/69

Set in a quiet location and with open field views to the front, this property offers versatile accommodation throughout and must be viewed to be fully appreciated.

Coming through the front door, the spacious accommodation downstairs comprises entrance hall, downstairs wc, a large 'L' shaped living room, kitchen/breakfast room and family/play room. There is an integral single garage which is currently used as a utility room, with a sink unit, cupboards and plumbing for a washing machine.

The property has two staircases, one leads to four bedrooms, with an en-suite and dressing area to the main bedroom, and the family bathroom. The other staircase leads to a further double bedroom.

Externally, the property benefits from a driveway providing off-road parking for numerous vehicles and gardens to the front and rear. The rear garden has been sectioned off, and is on a separate title as the current owner has explored options for a building plot, but this can be included within the sale at an additional cost.

Council Tax Band: E - South Cambridgeshire Council

Draft detail subject to approval.

Accommodation

Entrance Hall 16'7" x 3'2" (5.05m x 0.97m).

Downstairs WC

Living Room 19'10" x 19' (6.05m x 5.8m).

Kitchen/Breakfast Room 19'11" x 9'5" (6.07m x 2.87m).

Study/Family Room 14'4" x 8'9" (4.37m x 2.67m).

Landing 14'3" x 9'2" (4.34m x 2.8m).

Bedroom One 12' x 9'8" (3.66m x 2.95m).

Dressing Area 5'1" x 2'8" (1.55m x 0.81m).

En-Suite 6'4" x 5'1" (1.93m x 1.55m).

Bedroom Two 12' x 9'4" (3.66m x 2.84m).

Bedroom Three 11'1" x 9'4" (3.38m x 2.84m).

Bedroom Four 11'1" x 9'10" (3.38m x 3m).

Bedroom Five 16'1" x 8'8" (4.9m x 2.64m).

Bathroom 8'9" x 6'1" (2.67m x 1.85m).

Garden

Garage and Driveway



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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