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RESIDENTIAL & COMMERCIAL AGENTS



**Anstey's**  
5 Temple Close | Duxford | CB22 4PX  
Guide Price: £675,000



# An individual and well appointed 3 bedroom barn conversion of character occupying a wonderful position tucked away in the heart of this popular and well served village

## ACCOMODATION

5 Temple Close is a beautiful 3 bedroom barn conversion with an abundance of character and individuality and offering well appointed living accommodation with a superb feel of space and light. The property benefits from a pleasant well maintained garden which wraps around the front and rear side of the house, there is ample off road parking including a sheltered car port and enjoys a peaceful position tucked away down this private no through road in the heart the village. In detail the accommodation includes:-

## GROUND FLOOR

### ENTRANCE HALL/SNUG AREA

Entered via a small enclosed entrance porch with half glazed door, windows to the side aspect, staircase rising to the first floor, oak flooring, radiator, open plan through to the sitting room:-

**SITTING ROOM** A spacious, light and airy dual aspect room with windows to the front and side aspects include an attractive box window, oak flooring, two radiators.

### CLOAKROOM

Wash hand basin, WC, window to side aspect.

### KITCHEN

A modern refitted kitchen with a range of base and eye level units, slabtech work surface incorporating a stainless steel sink unit, gas hob with extractor hood above. There is an integrated dishwasher, washing machine, fridge freezer and there is a built in eye level electric oven and grill. There is a window to the rear side aspect and there is a part glazed door leading out to the garden.

## FIRST FLOOR

### LANDING

A spacious gallery landing with Velux window providing natural light, doors to:

### BEDROOM 1

A good size double bedroom with window to the front aspect, exposed timbers, radiator, door leading to:

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### EN SUITE

With shower cubicle, WC, Wash hand basin, chrome heated towel rail, tiled flooring

**BEDROOM 2** A dual aspect double bedroom with windows to the front and side aspects, exposed timbers, radiator.

### DRESSING ROOM

Window to side aspect, built in wardrobes.

### BEDROOM 3

A good size single room with window to rear aspect, built in cupboard housing the hot water tank, radiator.

### FAMILY BATHROOM

With panelled bath, shower cubicle, WC and wash hand basin, chrome heated towel rail, exposed timbers and velux window

### OUTSIDE

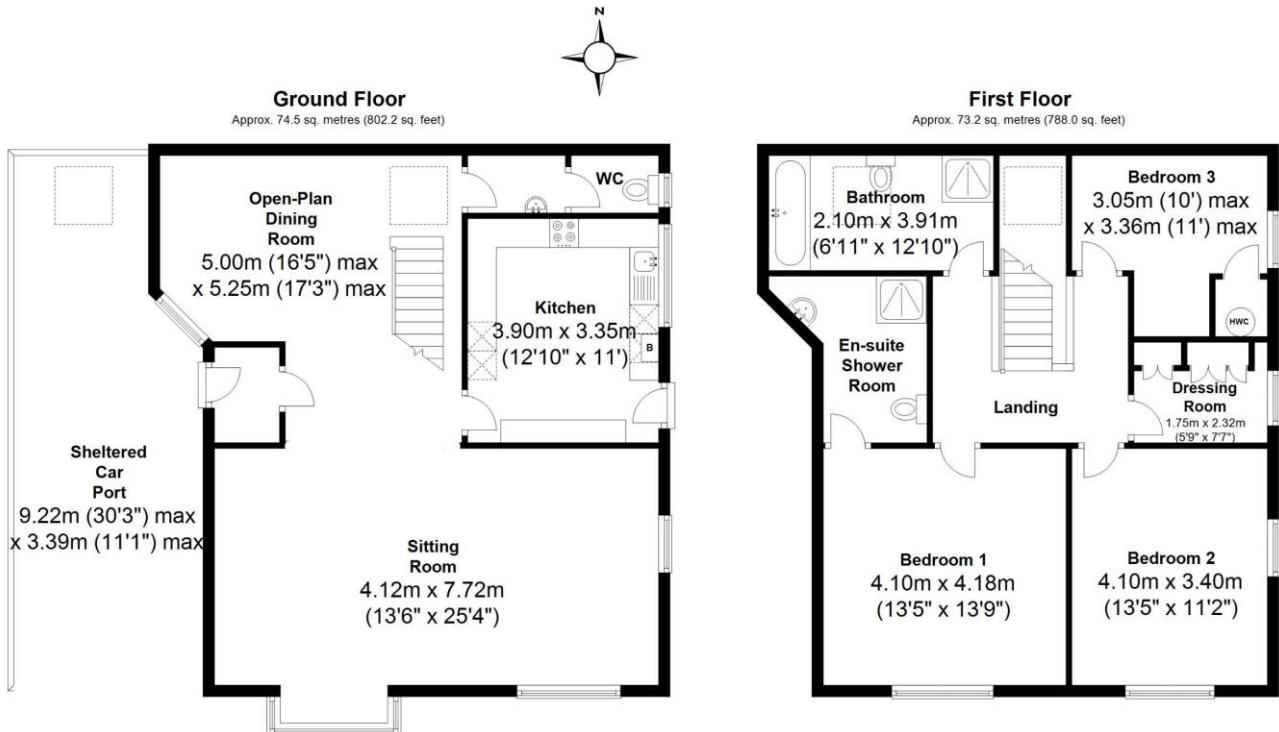
The property is set back from the road with a gravelled driveway proving ample off road parking as well as leading to a sheltered car port. A side gate provides access to the attractive south facing garden which is primarily laid to lawn with a variety of well stocked flower beds and paved patio area

### LOCATION

The well regarded south Cambridgeshire village of Duxford has a useful range of local amenities including store, Church, public houses and primary school recently rated 'good' by Ofsted. The market town of Saffron Walden is about 7 miles south, the University city of Cambridge is about 10 miles north. The nearest mainline station is situated close by at Whittlesford and the M11 motorway access point (junction 10) is around 1 mile in distance.

### SERVICES

Mains water, electricity and drainage are connected to the property. The central heating system is supplied by oil.



Total area: approx. 147.7 sq. metres (1590.1 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.





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