



79 sqm / 844sqft

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100 sqm / 0.02 acre

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Mid terraced house

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2 beds, 1 recep, 1.5 bath

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Allocated parking

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2004 - Freehold

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EPC - D / 57

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Council tax band - C

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Hurdles Way

An immaculately presented, spacious and modern two bedroom, end-terrace property flooded with natural light, located within this popular development to the south of the city. There is parking and a carport to the rear.



Guide Price  
£305,000





The property is approached via an open driveway to the front with an archway leading through to the parking area and carport. There are additional visitors spaces to the front and communal grass verges with an open play area beyond the timber fencing.

The property is entered under a storm porch through a part glazed door, opening to the open plan living space. Here stairs rise to the first floor and provide an under stair storage cupboard. A large window to the front aspect and partially vaulted glazed roof to the rear flood the property with natural light. The kitchen has been fitted with a range of units and ample work surfaces, integrated and spaces for freestanding appliances, concealed wall mounted gas boiler, rear hallway with door to the rear garden, cloakroom with modern white two piece suite.

First floor landing, two good sized bedrooms, the master being a large double with fitted wardrobes and walk-in bay window to the front aspect, family bathroom with modern white three piece suite with shower over the bath.

Outside, the frontage is open plan, gated access to the rear garden, lawn and patio areas, timber shed and fully enclosed.

Hurdles Way forms part of a modern village called Heathfield, located opposite the Imperial War Memorial and adjacent to Duxford Business Park. The development sits equidistant of

Duxford and the village of Thriplow, close to open spaces and there are lovely walks nearby, which are easily accessible.

For the commuter there is a mainline station just over 2 miles away, at Whittlesford Parkway and that provides services to Cambridge in approximately 15 minutes and London Liverpool Street in about 65 minutes. There is also excellent access back to the city and to the M11 at junction 10.

Facilities within Duxford village which lies about 2 miles away include an Ofsted 'Good' primary school that feeds into the highly regarded Sawston Village College and has a pre-school, there is also a general shop and store, three pubs including the well regarded Duxford Lodge, a beauty salon, two churches and various greens and open spaces.

Thriplow Village, famous for their annual daffodil weekend, is linked to Heathfield by road and by a cycle and pedestrian Greenway, taking just 30 minutes to walk to. Here, there is the award-winning The Green Man, a village shop (both of which are owned by the community), Thriplow Primary School and a village hall, which hosts a variety of events and clubs.

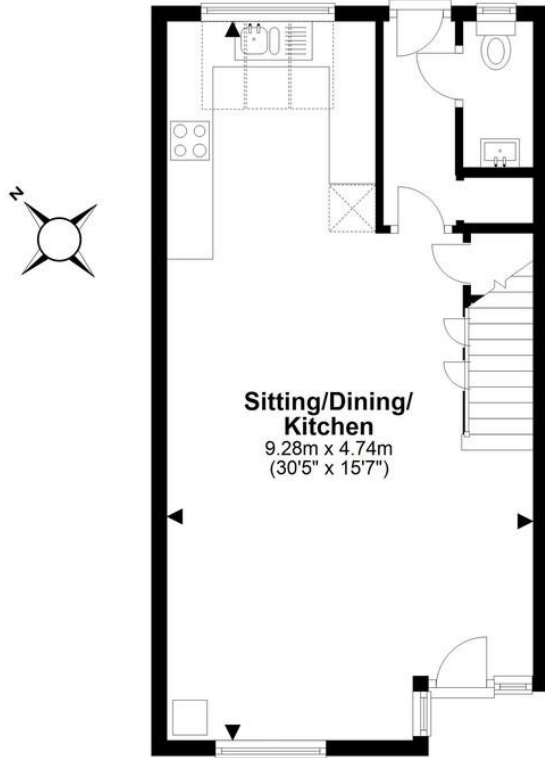
Within Heathfield itself there is a playing field, an outdoor gym, 2 parks and a garage.





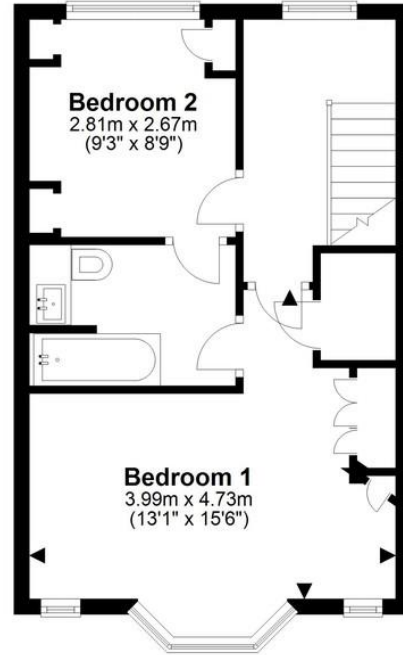
### Ground Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



### First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 78.5 sq. metres (844.8 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

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(844 sq ft)





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