



LARKFIELD
Great Abington

Carter Jonas

LARKFIELD, GREAT ABINGTON, CAMBRIDGE, CB21 6DJ

- Cambridge City Centre - approx. 8.5 miles
- Addenbrookes Hospital - approx. 7.5 miles
- A11 (M11 South) - approx. 0.5 miles
- Whittlesford Parkway Railway Station - approx. 3.5 miles

No onward chain • Hugely popular setting • Backing onto open allotments • Impressive rear garden • Driveway parking & garage • Three double sized bedrooms • Energy efficient home • Open-plan living space • EPC rating B

DESCRIPTION

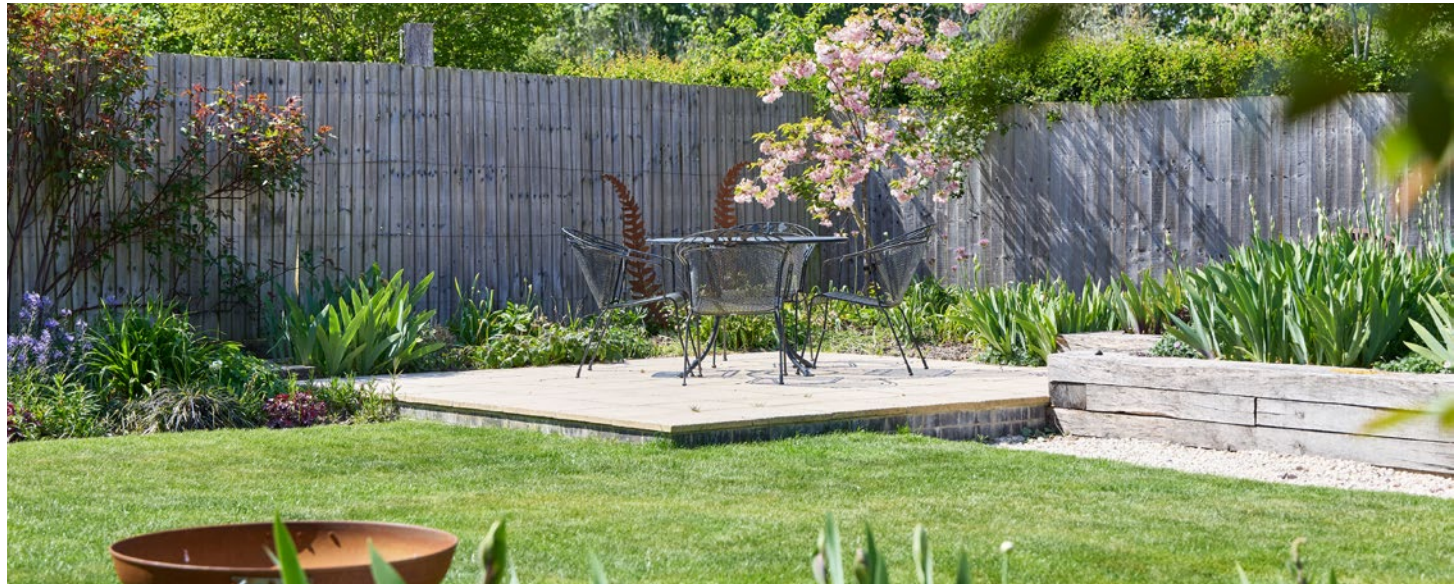
The property is positioned within a small and highly regarded development just moments from the village centre. The well-proportioned accommodation comprises an entrance hall, impressive kitchen/sitting/dining room, cloakroom, utility, three double sized bedrooms and two bathrooms. Externally offering driveway parking, a garage and a wonderfully established rear garden.

The focal point of the ground floor and perhaps the property is the open-plan kitchen/dining/sitting room.

The stylishly fitted kitchen enjoys built in units and drawers with stone worktops over and integrated appliances including an oven, microwave, hob fridge-freezer and dishwasher. The rest of the space offers ample dining space and a seating area looking out to the rear garden terrace.

The cloakroom, utility cupboard and under stairs cupboard is accessed off the entrance hall.

A PARTICULARLY WELL-PRESENTED AND SPACIOUS THREE-BEDROOM DETACHED HOME BOASTING CLOSE TO 1,300 SQ.FT OF ACCOMMODATION IN THIS QUANT AND HUGELY POPULAR CAMBRIDGE VILLAGE.



The landing space is spacious and light with a window to side aspect and an airing cupboard. The principle bedroom is positioned to the front of the property with fitted wardrobes and an ensuite, which is extensively tiled with a shower, heated towel rail, wash hand basin and WC. The further two bedrooms are both double in size with pleasant views across the rear garden and beyond, where there are allotments. The bathroom is stylishly fitted with a bath and shower over, wash hand basin, heated towel rail and WC.

OUTSIDE

The property enjoys a small front garden with box hedging, a paved pathway and a store. Beside the property is a paved driveway which in turn leads to the garage. The rear garden is incredibly well presented and boasts a tranquil feeling with several paved seating areas, a lawn and raised beds enjoying established shrubs, plants and trees.

LOCATION

Great and Little Abington are an attractive pair of villages situated about 7 miles south of Cambridge in a popular and highly convenient location surrounded by open countryside. For those needing to commute, there is excellent road and rail links at nearby Whittlesford Parkway and by car, via the A11 leading to the A505, M11 and A14. Stansted Airport is also only around 25 minutes drive. The market town of Saffron Walden offering varied additional amenities including independent shops and restaurants is 8 miles away. There is primary schooling available in the village along with a shop/post office, a highly regarded public house/restaurant and an active sports club. For secondary schooling, the property is in the catchment for Sawston and Linton Village College.

ADDITIONAL INFORMATION

Tenure: Freehold

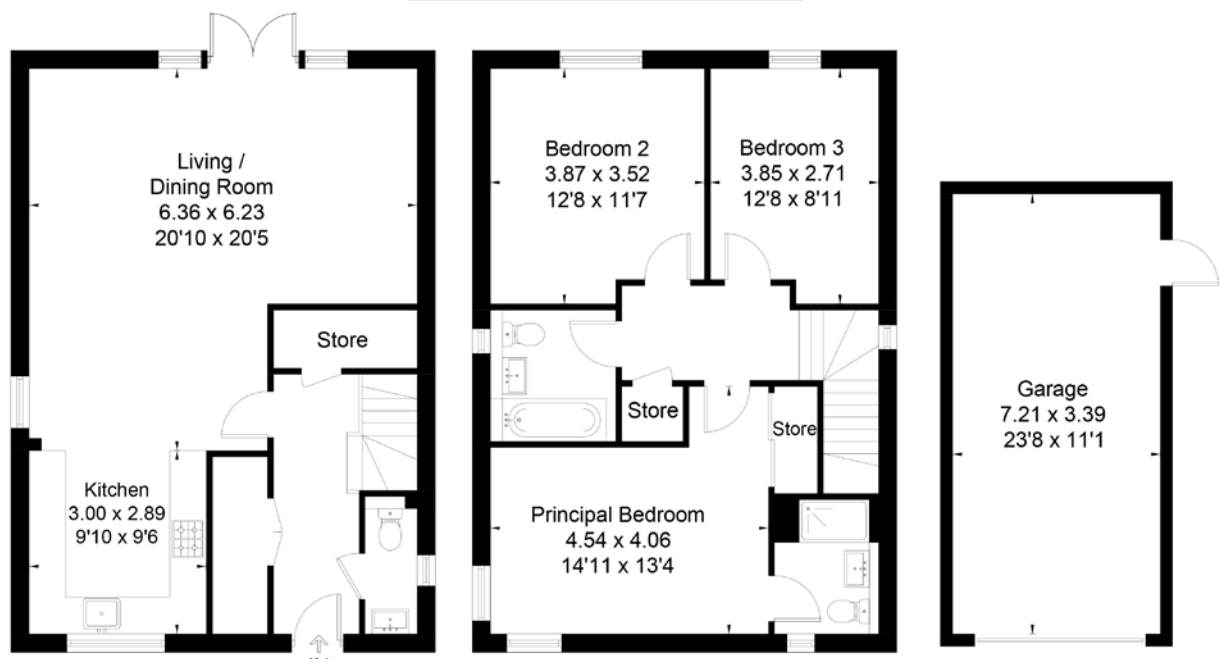
Services: Mains water, drainage and electricity. The heating system is an air source heat pump.

Local Authority: South Cambridge District Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



Great Abington Cambridge, CB21
 Approximate Area = 1264 sq ft / 118 sq m
 Garage = 263 sq ft / 24 sq m
 Total = 1527 sq ft / 142 sq m



Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cambridge South 01223 403330
 cambridgesales@carterjonas.co.uk
 The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
 Offices throughout the UK

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