



**The Conifers, 54 North Road
Abington**

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The Conifers, 54 North Road, Abington, Cambridge, CB21 6AS

Abington encompasses the villages of Little and Great Abington, which offer an excellent combined range of facilities, including a post office/general store, primary school, recreation ground, cricket ground, hairdressers, 2 churches, public house and a thriving village institute with films, events and lunches for the community. Further facilities are available in nearby Linton (about 2.5 miles) including a library, health centre, sports centre and Village College. The University city of Cambridge lies just 8 miles to the north. Abington is also extremely well placed for access to Addenbrooke's Hospital/Biomedical Campus, the Babraham Institute and Granta Park. Finally, there is excellent access to Stansted Airport and London, via the M11 and Whittlesford Parkway Station, both within 4 miles.

A particularly spacious and peacefully positioned five bedroom detached house measuring in excess of 2,600 sq.ft on approximately 3.6 acres with scope for modernisation in this popular Cambridgeshire village. The property boasts well-proportioned accommodation throughout including an entrance hall, four reception rooms, kitchen/breakfast room, utility room, cloakroom, five double sized bedrooms, two bathrooms and a dressing room. Externally boasting ample driveway parking, immediate gardens and several paddocks to the rear of the property.

A spacious five bedroom house with scope for modernisation in Abington measuring in excess of 2,600 sq.ft of accommodation on approximately 3.6 acres.

ENTRANCE HALL A spacious hallway with stairs rising to the first floor, French doors opening to the garden and elevator.

SITTING ROOM A large room with wood burning stove with ornate wooden surround and mantel. Sliding doors opening to the garden.

DRAWING ROOM A light double aspect room with sliding doors opening to the garden.

DINING ROOM Also a double aspect with outlook to the rear.

STUDY Double aspect with outlook to the front.

KITCHEN Extensively fitted with a range of units under worktops with a stainless-steel sink and drainer inset. Appliances include a Rangemaster double oven with five ring electric hob and hood. Plumbing for a dishwasher.

UTILITY ROOM Fitted with further cupboards under worktops with stainless steel sink and drainer. Plumbing for a washing machine and space for a tumble dryer and fridge/freezer. Boiler serving radiators and storage cupboard.

CLOAKROOM With WC and wash basin.

First Floor

LANDING With loft access, leads to:

BEDROOM 1 A well-proportioned room with outlook to the front.

BEDROOM 2 With outlook over paddocks.

BEDROOM 3 With outlook to the front.

BEDROOM 4 With storage cupboard and outlook over the paddocks.

BEDROOM 5 With outlook to the front.

DRESSING ROOM Could be re-configured to enlarge Bedroom 5 or as an En-Suite bathroom.

BATHROOM 1 Fitted with a WC, wash basin, bath and shower cubicle.

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BATHROOM 2 Fitted with a WC, wash basin, bath and shower cubicle.

Outside

The property is situated on a quiet single-track lane approached by a gravel driveway providing parking and turning for several vehicles with ample space for the erection of a garage/out building (subject to the necessary planning consents). The property sits centrally within mature lawned gardens with paved seating areas and a variety of mature trees and shrubs with a small apple orchard, timber shed and greenhouse. Beyond the gardens are paddocks with a field shelter with the grounds in all extending to 3.6 acres.

SERVICES: Mains water, electricity, septic tank and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: South Cambridgeshire District Council.

COUNCIL TAX BAND: G.

TENURE: Freehold.

EPC: E.

WHAT3WORDS: Showrooms.waiters.basil

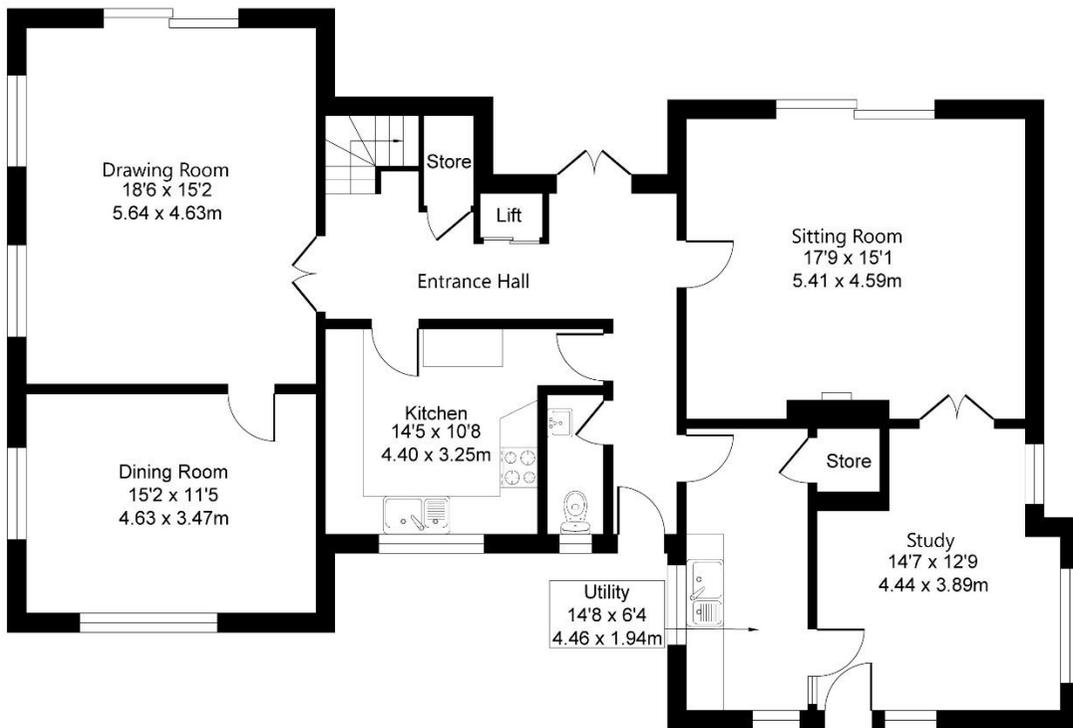
VIEWING: Strictly by appointment through David Burr Estate Agents.





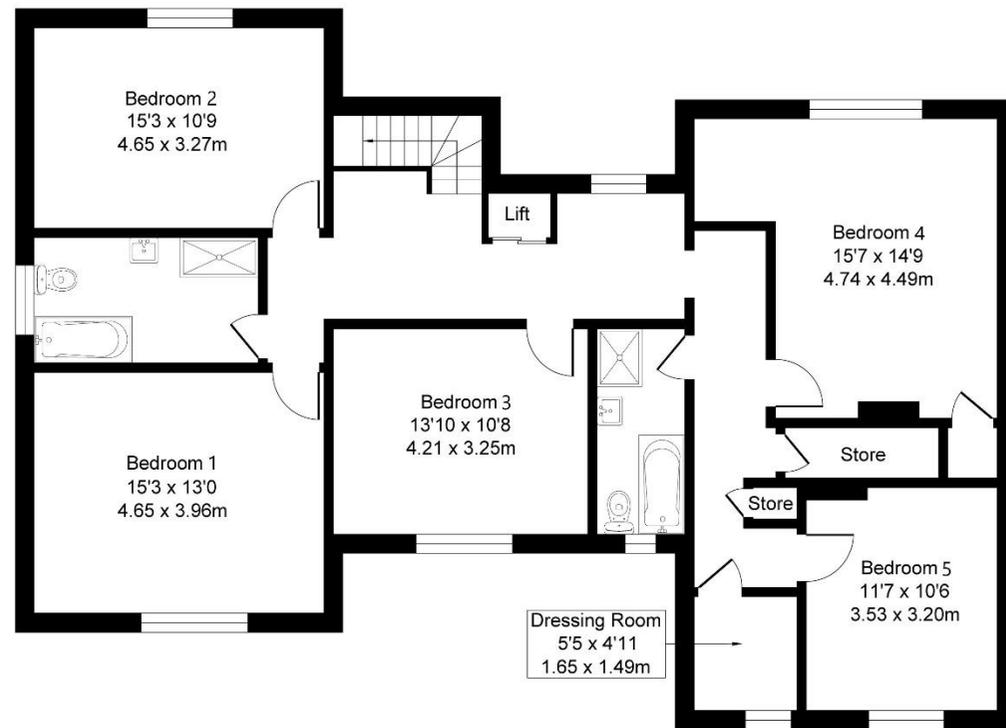
Ground Floor

Area: 124.6 m² ... 1341 ft²



First Floor

Area: 119.3 m² ... 1284 ft²



Total Area: 243.9 m² ... 2625 ft²

All Measurements are approximate and for display purposes only



