



HARVEY ROBINSON

Offers In Excess Of
£375,000

Wigsted Close

Papworth Everard, CB23 3XU

- Four Bedroom Detached Home
- Ensuite to Master Bedroom
- Two Reception Rooms
- Garage and Off Road Parking

- South Facing Rear Garden
- Excellent Commuter Links
- Popular School Catchments
- Walking Distance to Amenities

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PROPERTY SUMMARY

Harvey Robinson estate agents St Neots are delighted to offer for sale this Four Bedroom Detached Home located in the popular village of Papworth Everard. The village is located approximately 12 miles West of Cambridge, and 8 miles East of the Riverside Market Town of St. Neots, popular with Commuters for it's High-speed Train Service to London Kings Cross. The property offers spacious living accommodation, with the downstairs comprising of an Entrance Hall, Lounge, Kitchen, Dining Room and Cloakroom. The first floor comprises of Four Bedrooms, with an en-suite to the Master, and a Family Bathroom. The property also benefits from a Garage and an enclosed rear Garden. This lovely family home is within walking distance of amenities, play parks and a popular Primary School. Contact Harvey Robinson estate agents St Neots for more information and to arrange a viewing.



GROUND FLOOR

ENTRANCE HALL

KITCHEN

UTILITY ROOM

DINING ROOM

LOUNGE

CLOAKROOM

FIRST FLOOR

MASTER BEDROOM

ENSUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

GARAGE

OFF ROAD PARING

REAR GARDEN





LOCATION

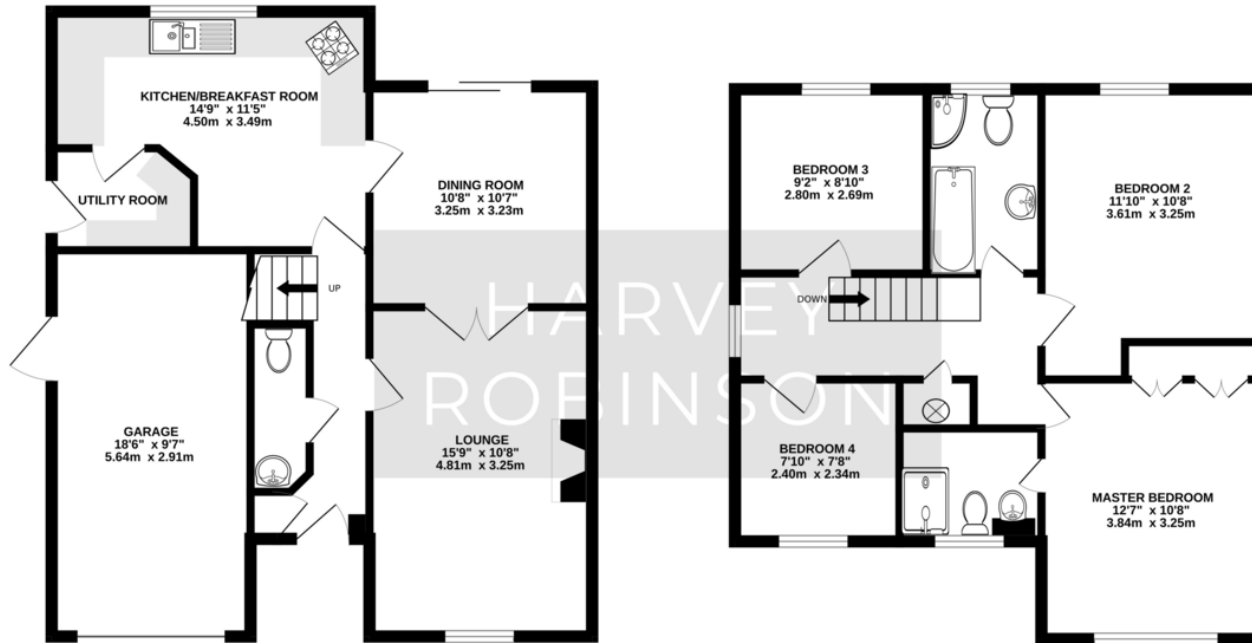
Centrally located between the popular market towns of St. Neots, St Ives and Huntingdon, and approximately 12 miles from the City of Cambridge, Papworth Everard is an ever-popular location for commuters wanting a quieter Village lifestyle. Papworth is served by popular school catchments, Pendragon Primary School and Swavesey Village College. The Village also benefits from two nurseries and a pre-school. Further amenities for families include play parks, and the highly popular Splash Park which features a shallow outdoor pool, perfect for hot summer days. A small parade of shops provides a central hub for the Village, including a convenience store, post office, veterinary surgery, chip shop, deli, library, hair and beauty salon, and coffee shop/micro pub. Papworth further benefits from a combined pharmacy and doctor's surgery, playing fields and an award winning Indian restaurant. For the sports enthusiasts, Papworth has community running and cycling clubs. King George's Playing Field and Pavilion (in memorial to King George V) provides football and cricket pitches, a bowling green, and floodlit tennis courts. Papworth offers a perfect combination of a quiet village lifestyle and easy access to major road links, train stations and amenities, making it the ideal location for commuters and families alike.





GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (120.9 sq.m.) approx.
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FAQs

Tenure: Freehold

Built: 1999

Onward Movements: Relocating

Council Tax: Band E

Rear Garden Aspect: South

Primary School Catchment: Pendragon


Secondary School Catchment: Swavesey Village College

Water Meter: Yes

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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