



HARVEY ROBINSON

Offers In Excess Of
£525,000

Norton Close

Papworth Everard, CB23 3XT

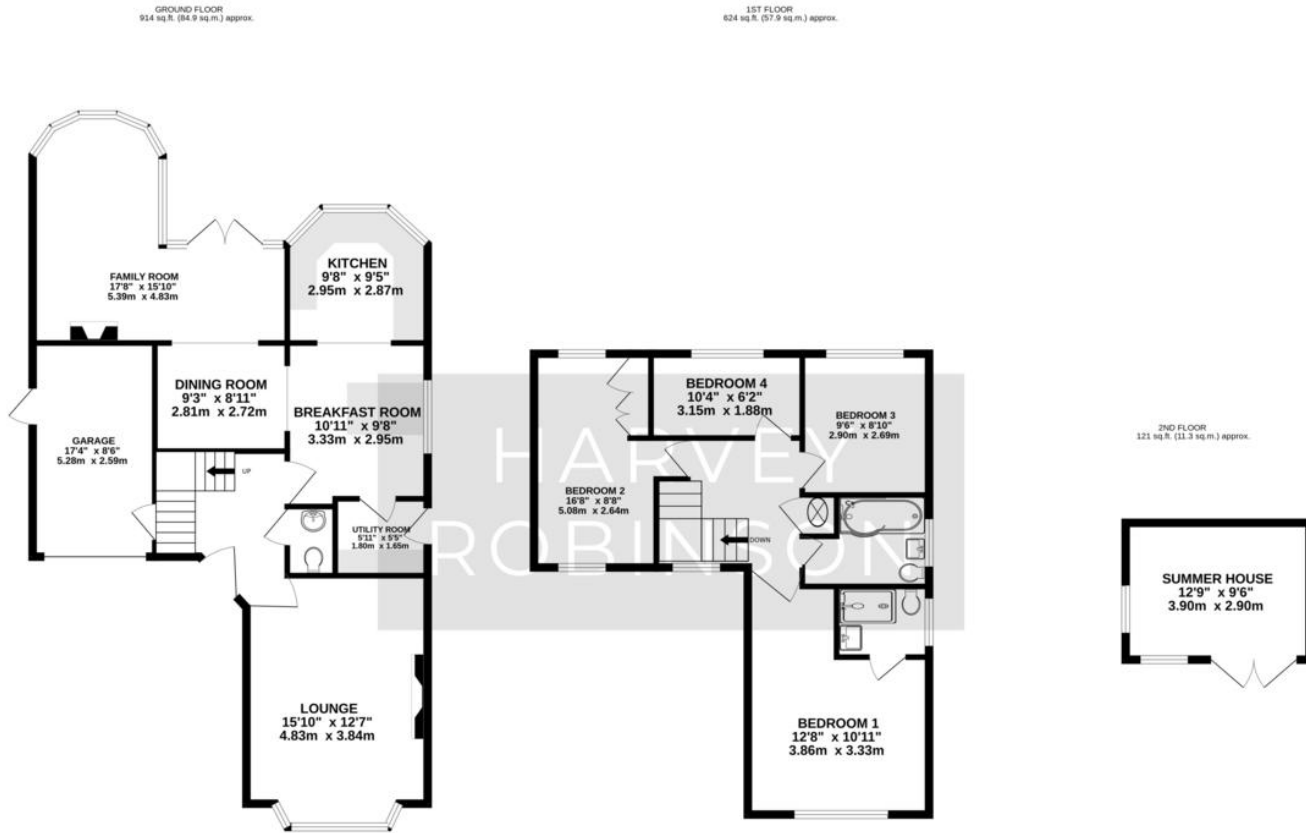
PROPERTY SUMMARY

Harvey Robinson estate agents in St Neots are delighted to be marketing this extended and immaculately presented four-bedroom detached family home in the sought-after village of Papworth. The current owners have undertaken a number of improvements to the home over the time they have owned the property to include new bathroom suites and a new kitchen. The accommodation comprises an entrance hall, cloakroom, lounge, breakfast room, kitchen, utility room, dining room, and family room to the ground floor. To the first floor there are four bedrooms, an en-suite, and a family bathroom. Outside the property there is a driveway leading to an integral garage. The south facing garden offers a good degree of privacy and is beautifully maintained by the owners, the paved patio area was replaced in 2021 houses a hot tub, there are steps leading up to a private decked and paved area at the rear of the garden where you will find a timber summer house that would make an ideal work from home space.

- 4 
- 2 
- 3 







TOTAL FLOOR AREA : 1659 sq.ft. (154.1 sq.m.) approx.
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FAQs

Postcode for SatNav: CB23 3XT
 What3Words location: //according.barmaid.midfield
 Council tax: E
 How long have the owners lived here: Since 2016
 Vendors onward movements: No chain
 Boundary fence responsibility: Left (with back to the property)
 Garden aspect: South
 Primary catchment: Pendragon/Eltisley
 Secondary catchment: Swavesey
 Water meter: Yes
 Boiler installed: 2019
 Loft: Part boarded

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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