



145 sqm / 1,563 sqft

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Garage and driveway

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234 sqm / 0.057 acre

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2007

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Town House

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EPC - C / 78

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4 bed, 3 recep, 3 bath

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Council tax band - D

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South Park Drive

A substantial 145 sqm / 1563 sqft, incredibly stylish townhouse located close to the end of a cul-de-sac, set back from the road with a green to the front and wooded area to the rear.



Guide Price  
£450,000



78 South Park Drive is an impressive townhouse offering spacious and versatile accommodation over the floors, nicely positioned in a particularly green area and close to a large park.

The garden is enclosed by timber fencing and has lawn and an artificial grass "putting green". A gate leads to a wooded area beyond, an ideal place to explore nature or simply relax in.

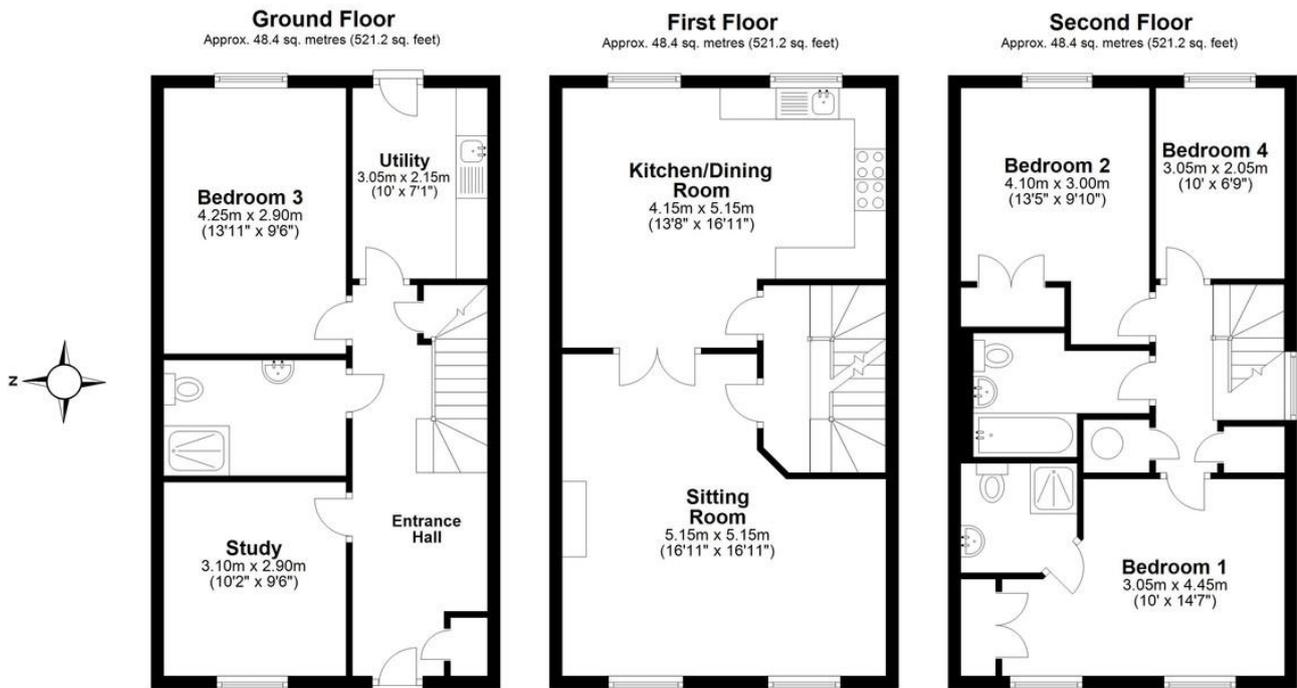
On the ground floor the hall has a staircase to the first floor, a large shower room, double bedroom and utility room which leads on to the rear garden.

The first floor has a nicely proportioned sitting room with two windows to the front aspect allowing lots of natural light and glazed double doors opening to the kitchen / dining room which has a good range of fitted units with stone surfaces and splashback. Fitted appliances include a dishwasher, fridge & freezer and a Stoves Range with stainless steel splashback and matching Stoves hood. The room is complimented by an attractive tiled floor.

On the second floor there are three bedrooms with the main bedroom featuring a double wardrobe and en-suite shower room and a three piece bathroom.

The property is set back from the road, the front garden is to lawn and enclosed by a box hedgerow. There is a driveway leading to a single garage and a gate leading to the rear garden.

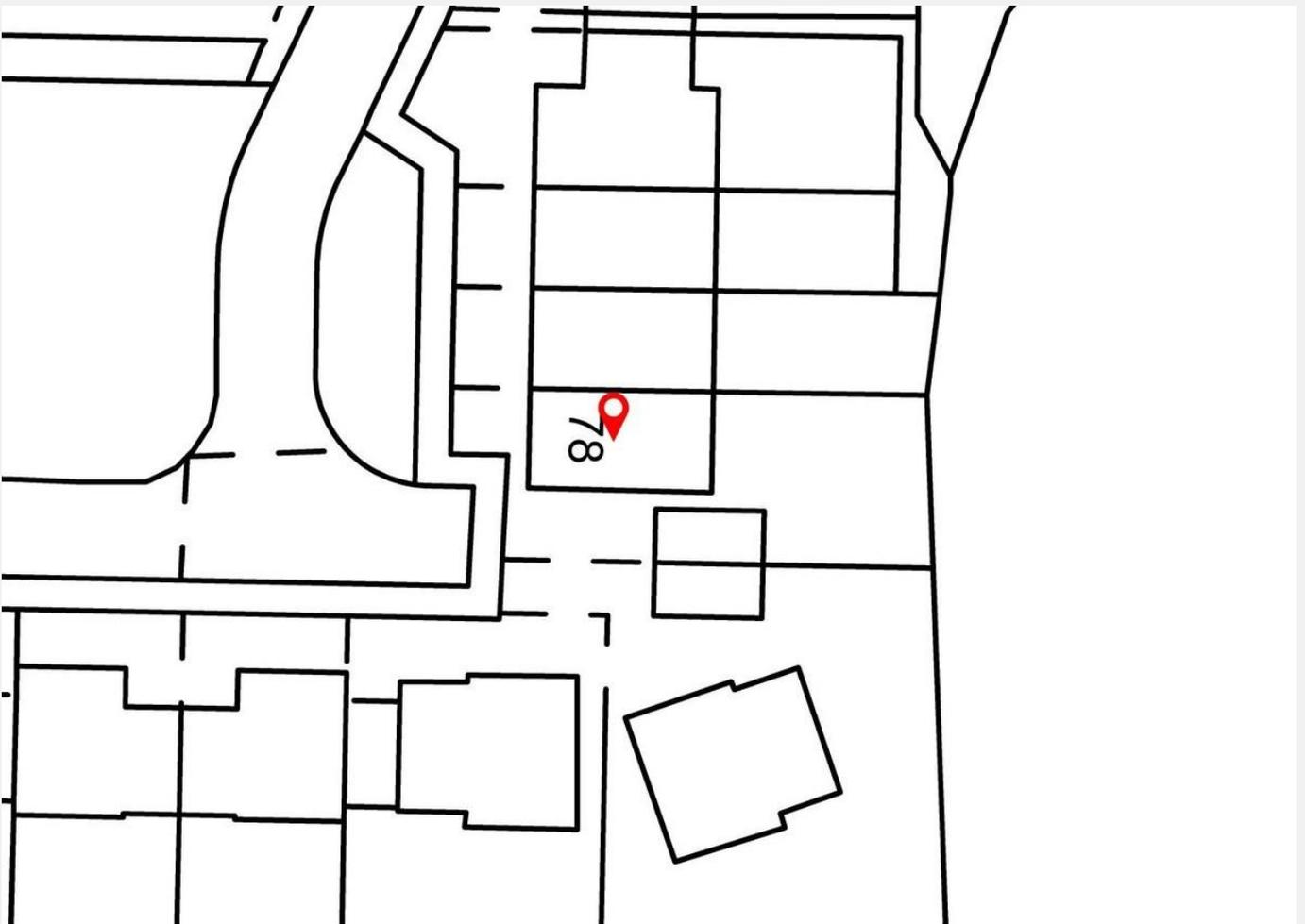




Total area: approx. 145.3 sq. metres (1563.5 sq. feet)

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

Total area:  
Approx. 145 sqm  
(1,563 sqft)



Papworth Everard is a desirable village located about 10 miles west of Cambridge and 6 miles south of Huntingdon. The area is well known for its sense of community and ease of access to the A1/A14 and A428 road networks.

The village is home to a range of facilities including a pharmacy, library, village hall, post office, various restaurants / takeaways, coffee shop and a micropub. There are a number of excellent public houses in nearby Elsworth and Graveley including The Poacher and Three Horseshoes.

Schooling is available at Pendragon Community Primary School with secondary provision at Cambourne and Swavesey Village Colleges, both of which are Ofsted rated as outstanding.

The nearest station is in St. Neots which is just over 5 miles away, offering links to London and the rest of the country.

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