



## Ringstone, Duxford

£400,000 Freehold

Open-Plan Living Area • Ensuite to Bedroom 1 • Rear Access to Garden • Off-Road Parking • Single Garage to Rear • Abundant Natural Light Throughout • Private Development in Heathfield • 4 Bedrooms



## Accommodation Comprises:

### Entrance Hall

### Lounge

10' 4" x 15' 5" (3.15m x 4.70m)

### Kitchen / diner

11' 2" x 15' 3" (3.41m x 4.64m)

### Cloakroom

### Landing

### Bedroom One

8' 7" x 13' 6" (2.62m x 4.11m)

### En-suite

### Bedroom Two

10' 9" x 15' 3" (3.28m x 4.64m)

### Bedroom Three

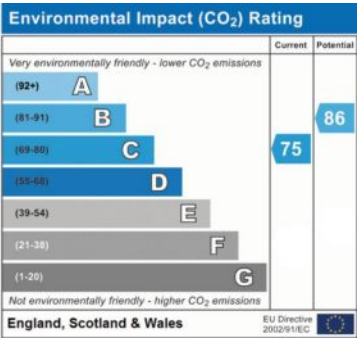
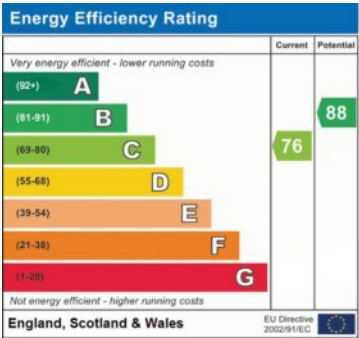
8' 2" x 15' 3" (2.48m x 4.64m)

### Bedroom Four

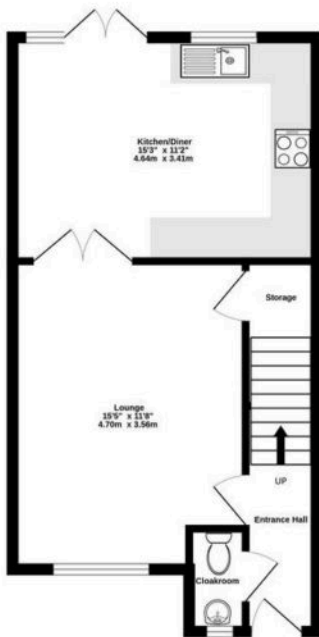
7' 3" x 10' 5" (2.20m x 3.17m)



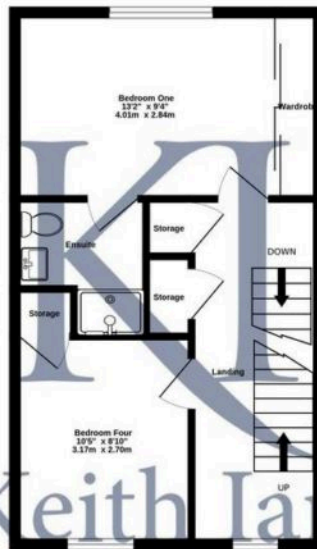




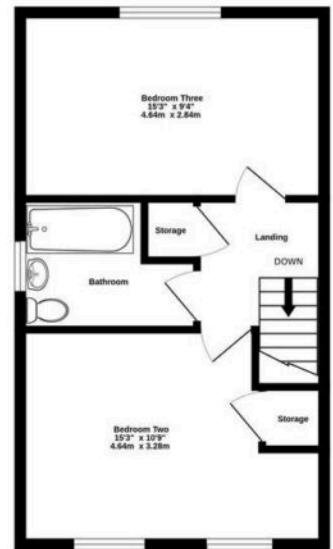
Ground Floor  
425 sq.ft. (39.5 sq.m.) approx.



1st Floor  
405 sq.ft. (37.6 sq.m.) approx.



2nd Floor  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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