

8 The Westering, Cambridge CB5 8SF



# 8 The Westering

Cambridge | CB5 8SF

# Guide Price £525,000

Semi-detached home

Downstairs WC

• Three bedrooms

• Detached garage and secure bike storage

• Bay-fronted living room

- Enclosed rear garden
- Modern fitted kitchen and open-plan dining area
- Near central location

## The Property

Located in a sought-after residential area, this well-proportioned three-bedroom family home offers stylish and flexible accommodation arranged over two floors, ideal for modern family living.

### The Accommodation

The ground floor features a welcoming entrance leading into a generous living room with a charming bay window, perfect for relaxing or entertaining. An adjoining dining area flows seamlessly into a modern kitchen, which benefits from ample worktop and storage space, as well as access to a fully enclosed, westerly facing garden. A convenient shower room, cloakroom/WC and a storage room further enhance the practicality of the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious principal bedroom, and a contemporary family bathroom complete with bath and overhead shower.

### Outside

Externally, the home boasts a private rear garden, a detached garage, outbuilding and a separate bike storage unit, providing excellent storage and off-road parking options with a driveway to the front.

Located in a quiet, well-established residential area to the east of Cambridge city centre, The Westering offers a peaceful yet convenient setting. This desirable neighbourhood benefits from excellent access to local amenities, including nearby shops, schools, and green spaces such as Stourbridge Common and Coldham's Common. Cambridge's historic city centre, vibrant Mill Road, and the main train station are all within easy reach by bike, car, or public transport. The area is also well-connected to the A14 and other major routes, making it ideal for commuters.





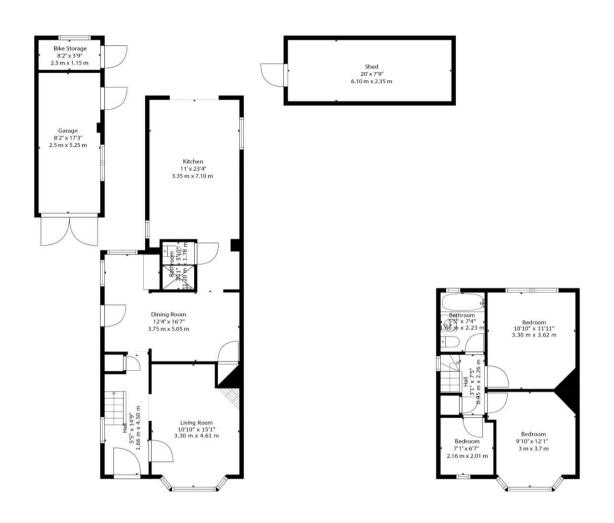












TOTAL: 1090 sq. ft, 101 m2 EXCLUDED AREAS: GARAGE, BIKE STORAGE, SHED







01223 320114

info@arkwrightandco.co.uk www.arkwrightandco..co.uk

