



St. Vincents Close, Girton, CB3 0PB

CHEFFINS

St. Vincents Close

Girton,
CB3 0PB

- End Of Terrace
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Stylish Living Room
- Ground Floor Office
- Lengthy Rear Garden
- Detached Annexe/Studio
- Off Road Parking
- Chain Free

A significantly improved and beautifully presented end-of-terrace home, offering exceptionally versatile living space, including the rare and valuable addition of a detached studio/annexe at the rear of the garden – ideal for home working, guest accommodation, or rental potential. Quietly positioned within a peaceful residential development on the edge of this highly desirable village just outside Cambridge, the property enjoys convenient access to a wide range of local amenities, transport links, and countryside walks. Offered with the benefit of no onward chain.

 3
  1
  3

Guide Price £550,000





LOCATION

St. Vincent's Close is peacefully situated in a quiet cul-de-sac within the popular and well-regarded village of Girton, just northwest of Cambridge. The village is celebrated for its strong sense of community, leafy surroundings, and excellent local amenities, including a reputable primary school, village pub, shops, post office, and a recreation ground. Girton also benefits from numerous green spaces and countryside walks, offering an appealing semi-rural atmosphere with the convenience of being just a short distance from the heart of Cambridge. The property is particularly well placed for access to the rapidly developing Eddington neighbourhood – a flagship University of Cambridge development – which offers a range of modern amenities including a Sainsbury's supermarket, café, bar, community centre, primary school, healthcare facilities, and sports pitches, all within easy cycling or walking distance. Girton provides quick access to the A14, M11, and Cambridge city centre, making it an ideal location for commuters. It is also conveniently located for the West Cambridge Site, Cambridge Science Park, and both Cambridge Central and North railway stations. St. Vincent's Close itself is a quiet, residential cul-de-sac, offering a safe and well-connected setting in one of the most desirable village locations on the edge of the city.

PANELLED ENTRANCE DOOR

with storm porch above leading into:

ENTRANCE HALL

with stairs rising to first floor accommodation, understairs storage cupboard and doors leading into respective rooms.

LIVING/DINING ROOM

with panelled feature wall, inset LED ceiling light, inset LED downlights, radiators, double glazed window to front aspect and sliding doors leading out onto:

OPEN PLAN KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature, wood effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with extractor hood above, stainless steel splashback, integrated oven below, integrated and concealed fridge/freezer as well as dishwasher, kitchen island with wooden work surface and further built-in cabinetry underneath, continued piece of the work surface creates a breakfast bar, marble effect tiled flooring, open feature brick wall, inset LED downlighters, lantern, double glazed window to side aspect, full height radiator, door leading through into:

REAR ENTRANCE HALL

with door leading through into:

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, space and plumbing for washer/dryer.

OFFICE

with wall mounted air conditioning unit, inset LED downlighters, double glazed set of French doors leading out onto garden.

ON THE FIRST FLOOR

LANDING

with loft access and doors leading into respective rooms.

BEDROOM 1

with exposed timber flooring, built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, radiator, double glazed window to front aspect.

BEDROOM 2

with exposed timber flooring, radiator, double glazed window overlooking garden.

BEDROOM 3

with exposed timber flooring, LED downlighters, radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap and glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, fitted storage cupboards and drawers underneath wash hand basin, stone upstand, inset LED downlighters, heated towel rail, tiled flooring, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the front the property is approached off St Vincents Close via a dropped kerb leading onto

a tarmac driveway.

To the rear of the property there is an extensive garden principally laid to lawn with a large decking area led directly off the rear part of the property providing a wonderful space to both relax and entertain, timber storage shed. A small step down to the main lawned area as well as a block paved pathway which leads down to the rear of the garden and provides access to the DETACHED ANNEXE/STUDIO.

STUDIO

accessed via a single double glazed door which forms part of a larger set of bi-folding doors which opens into the main room with exposed timber flooring, underfloor heating, electric boiler and opening into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for fridge/freezer, Combi boiler, wood effect flooring, inset LED downlighters, double glazed window to side aspect, timber door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head, accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wood effect flooring, inset LED downlighters, fitted shelving, extractor fan, double glazed window fitted with privacy glass out onto side aspect.





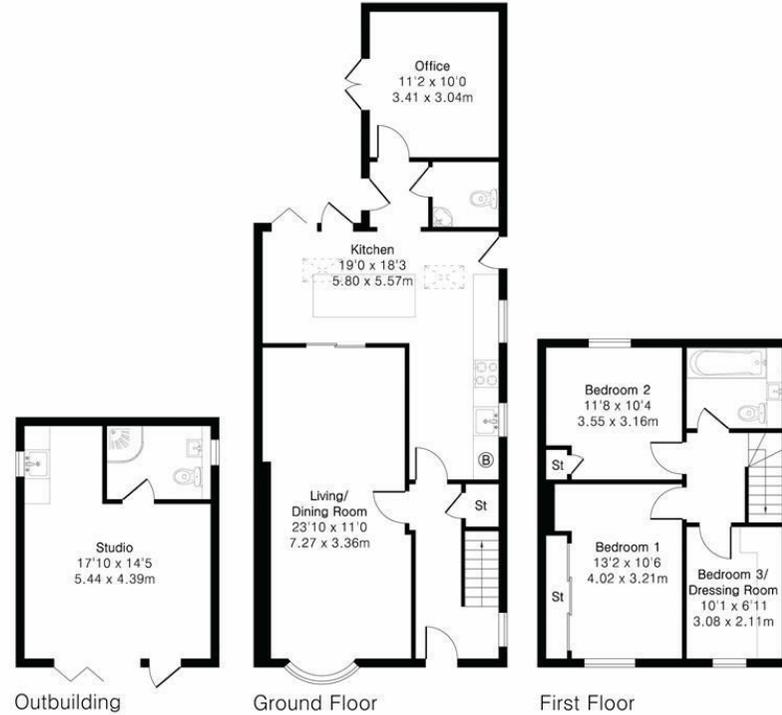


Approximate Gross Internal Area 1207 sq ft - 112 sq m

Ground Floor Area 771 sq ft – 72 sq m

First Floor Area 436 sq ft – 40 sq m

Outbuilding Area 257 sq ft – 24 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
EU Directive 2002/91/EC	
England & Wales	

Guide Price £550,000

Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.