



VIDEO TOUR AVAILABLE  
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84 sqm / 907 sqft

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Garage and driveway

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280 sqm / 0.06 acre

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1930s

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Semi-detached house

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EPC - C / 73

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3 bed, 2 recep, 1.5 bath

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Council Tax Band - C

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The Westering

An extended and much improved 1930's bay-fronted house with a garage, purpose-built studio and private rear garden extending over 70ft. The property is conveniently situated just off Newmarket Road, 2 miles east of the City Centre.



Guide Price  
£425,000



This attractive bay-fronted home has undergone much improvement since it was purchased 7 years ago. The property was extended to the rear in 2019 and also benefits from new flooring, carpets and a landscaped rear garden, coupled with an impressive purpose-built studio.

On the ground floor is a welcoming entrance hall with a vaulted ceiling, offering plenty of space for coats and footwear, understair storage cupboards and access to a cloakroom W.C. There is a bay-fronted sitting room with a feature gas fireplace. Of particular note is the property's impressive open-plan kitchen / dining room which is underfloor heated throughout, boasts plenty of natural light and is finished to a meticulous standard. The kitchen has been fitted with a stylish range of high specification units, has an island with sink and breakfast bar, 3 skylights and French doors leading to the private rear garden. There is a brand new integrated dishwasher and space / plumbing for various appliances. The back of the oven and fridge/freezer have gas and water connections respectively. Completing the ground floor accommodation is a separate utility room with further fitted units, space for a washing machine and tumble dryer.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles and both have built-in wardrobes. Bedroom 2 also has a fitted solid oak desk which can be left or removed for the new owner. The bathroom has been fitted with a white suite, is complemented by attractive tiling and a heated towel rail and has the wonderful benefit of underfloor heating. The landing provides access to a partially boarded loft.

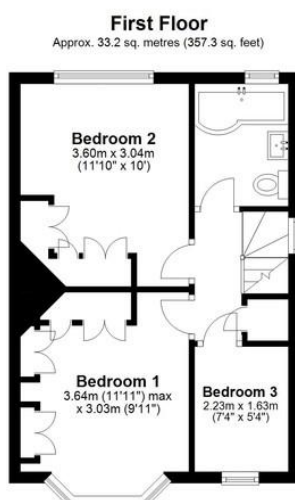
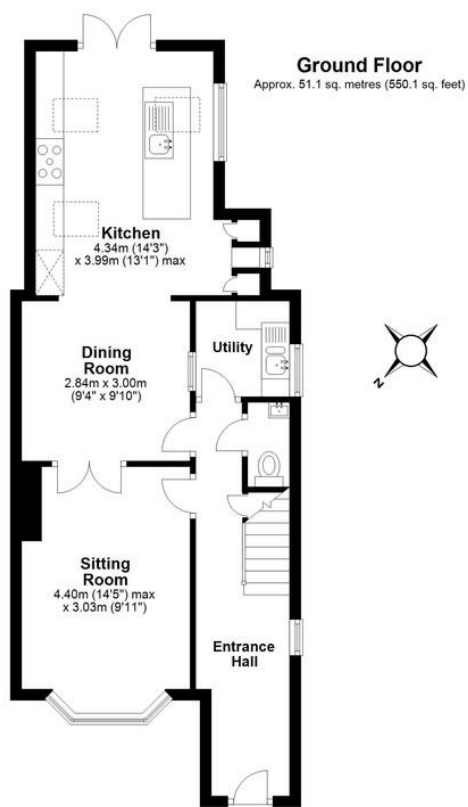
Outside, the front of the property has a driveway and small open-plan garden, stocked with a variety of bushes and shrubs. A shared pathway leads down to a garage and side gate to the rear garden. The east-facing rear garden has an Indian Sandstone patio, the remainder is predominantly laid to lawn and bordered with a variety of raised sleeper beds, the whole is enclosed by fencing.

At the bottom of the garden is a smart garden studio, equipped with both power and plumbing. There is a raised decking area with a food prep station for barbequing, this part of the garden benefits from the afternoon and evening sun, is very private and well suited to alfresco dining.

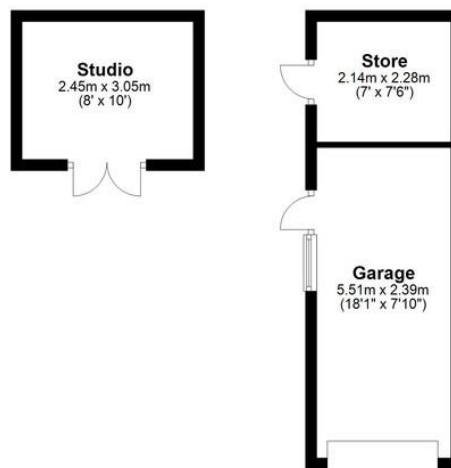


Ground Floor:  
51 sqm (550 sqft)

First Floor:  
33 sqm (357 sqft)



**Garden**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 84.3 sq. metres (907.4 sq. feet)

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

Total area:  
Approx. 84 sqm  
(907 sqft)



The Westering is conveniently positioned just off Newmarket Road and is ideally situated for access to the Cambridge Stations and A14/M11 road networks. The property sits just a couple of miles from Cambridge City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are a range of local facilities nearby including a Tesco Superstore, gym and two out of town retail parks close-by, with the Grafton Centre which has a wide range of shops a multiplex cinema and restaurants just 1.9 miles away. The Westering is also a 10 minute walk from a one-stop convenience store, butchers, fish and chip shop and an NHS Health Centre.

The historical village of Fen Ditton is nearby and has three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam.

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