



21 Weavers Field, Girton, Cambridge, CB3 0XB
Guide Price £525,000 Freehold



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A SUBSTANTIALLY EXTENDED 4 BEDROOM FAMILY HOME OF ABOUT 1200SQFT SITUATED IN A QUIET CUL DE SAC, PROMINENTLY POSITIONED CLOSE TO THE CAMBRIDGE CENTRE AND NEARBY EDDINGTON.

- Comprehensively extended
- Loft and ground floor extension
- Proximity to Cambridge City
- Garage and off-street parking for 2 vehicles
- Open plan kitchen/diner
- Easy access to schooling
- Four bedrooms
- En suite to principal bedroom
- Spacious accommodation

4 Bedrooms - principal bedroom with en suite facilities - family bathroom - entrance hallway - utility room – open plan kitchen/diner – living room - WC - garage – off street parking - garden

21 Weavers Field Girton is an extended four bedroom semi-detached family house constructed of brick elevations, under a tiled roof. The property has undergone a comprehensive series of modifications, extensions, and improvements in recent times to include a loft conversion with dormer windows, large rear extension and the kitchen has been refitted and internal walls removed to create modern, open plan living.

In more detail, the ground floor comprises; entrance hallway, WC and stairs rising to the first floor. The modern kitchen has been refitted, is open plan in design, with ample space for table and chairs. Glazed bi-fold doors lead through to a bright living room with bi-fold doors allowing access to the rear garden. The ground floor accommodation is finished with a utility room with space and plumbing for appliances.

On the first floor there are 3 bedrooms, 2 of which are doubles and there are fitted wardrobes to bedroom 2. The family bathroom has a bath with shower over, W.C and wash hand basin.

On the 3rd floor you will find the principal bedroom with large dormer windows providing full head height and large under-eaves storage. There is an en suite shower, W.C and wash hand basin.

Outside, the property is set back from the road, there are 2 side-by-side off-street parking spaces and a garage. The rear garden is a mainly laid to lawn enclosed by fencing.

Location

Girton is a highly favoured spot to live, lying just 3 miles North West of the city with fast approach via the Huntingdon Road. Usual facilities are available and there is an excellent village school, the Girton Glebe, within walking distance of the property. Impington Village College is also easily accessible, communications are excellent with the A14 and M11 being close by. Girton has its own golf course and the village is situated on the edge of open countryside over which there are some pleasant walks.

Fixtures and Fittings.

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Council Tax Band D

Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

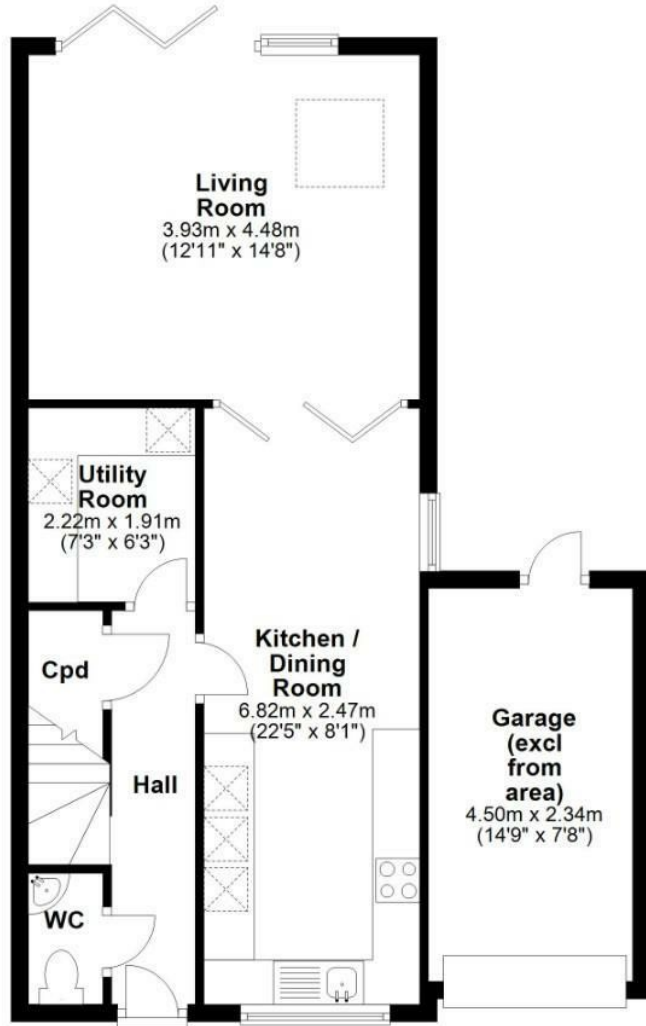
Tenure

Freehold



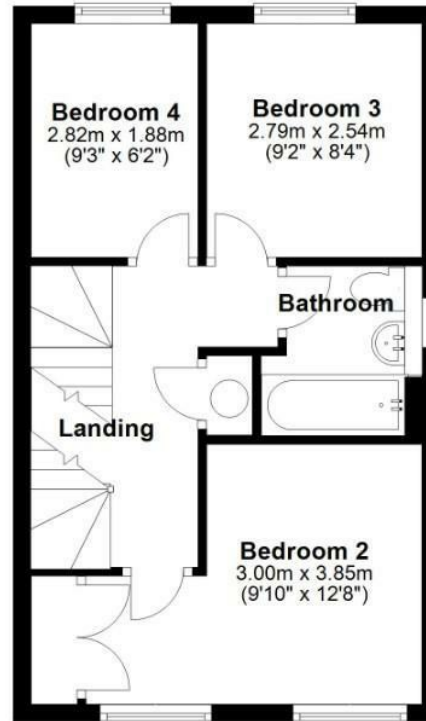
Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



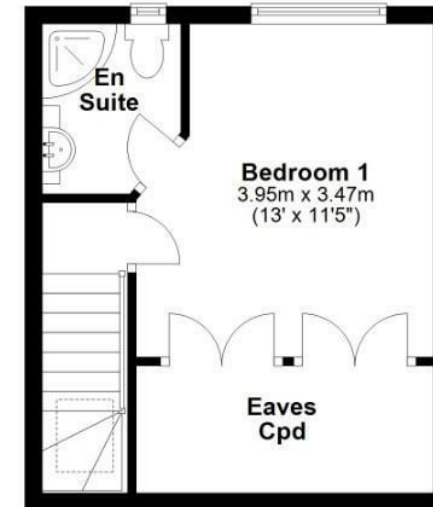
First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Second Floor

Approx. 24.1 sq. metres (258.9 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	79	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

