



54 Weavers Field, Girton, Cambridge, CB3 0XB
Guide Price £565,000 Freehold



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NESTLED TOWARDS THE FAR END OF WEAVERS FIELD IN A POPULAR CUL-DE-SAC WITHIN GIRTON, IS THIS THREE-BEDROOM, DETACHED FAMILY RESIDENCE.

- Detached house
- Constructed in 1999
- Gas-fired central heating
- 0.06 acre plot
- Council Tax Band - E
- 3 bedrooms, 2.5 bathrooms, 2 receptions
- 91.4 sqm / 984.3 sqft
- Driveway parking
- EPC Rating - C / 75

Originally constructed in 1999, this detached home has since been thoughtfully extended through the conversion of the garage, now offering accommodation measuring 984.3 sq ft/91.4 sqm. Set in a secluded corner of the cul-de-sac, the home enjoys a degree of peace and privacy. With planning permission already granted (24/03463/HFUL.) for an extensive loft conversion, the home offers exciting scope to expand and enhance the living space.

On the ground floor, the property comprises an entrance porch, two reception rooms – including a living room and dining room – a kitchen/breakfast room and a utility room. The current homeowners have meticulously re-configured and adapted the property, including the conversion of the garage with a bay window to the front, the addition of a utility room and the removal of the wall between the kitchen and dining area to create a larger open-plan kitchen area.

Upstairs, there are three bedrooms and two bathrooms, both of which were replaced in 2020. The master bedroom suite benefits from fitted wardrobes as well as an en-suite shower room with feature green tiles and a double enclosed shower. The further two bedrooms are each served by the family bathroom, which has feature blue tiles, and a panelled bath with an overhead shower.

Externally, to the front of the property is driveway parking for at least two vehicles, a small lawned area and herbaceous borders. The rear garden is fully enclosed with gated side access and benefits from a timber constructed outbuilding / summer house to the end of the garden, offering a flexible space suitable for a variety of uses.

Location

Girton is a highly sought-after village in which to live, lying just 3 miles north-west of the city with convenient access via the Huntingdon Road. The area offers a range of everyday amenities, including an excellent village school, the Girton Glebe, within walking distance of the property. Impington Village College is also within easy reach, and transport links are excellent, with the A14 and M11 close by. Girton has its own golf course, tennis club and benefits from the Old Crown Public House, which is a family friendly pub serving Nepalese cuisine. The village is situated on the edge of open countryside over which there are some pleasant walks.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - E

Fixtures and Fittings

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

Viewing

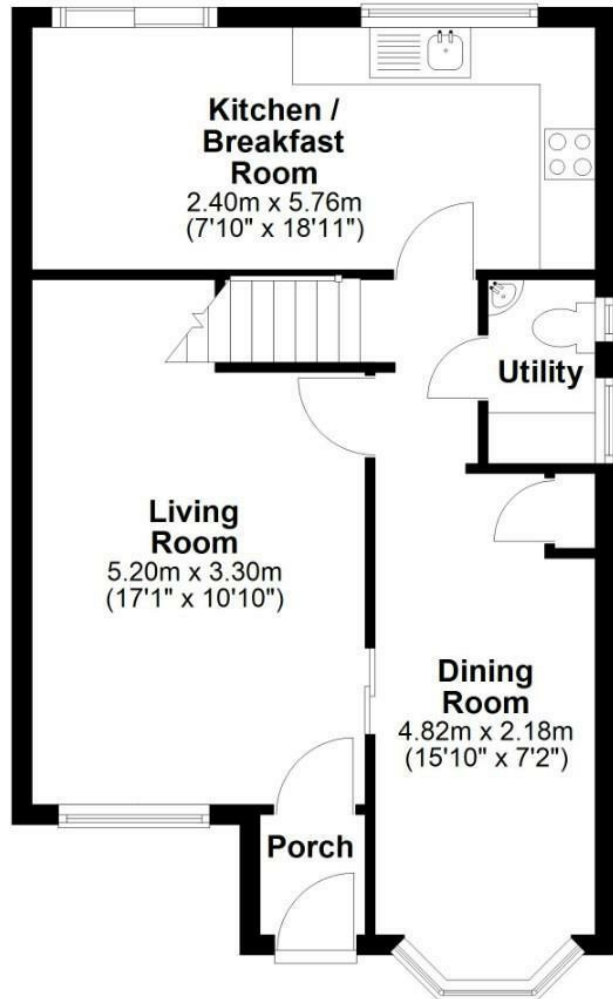
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





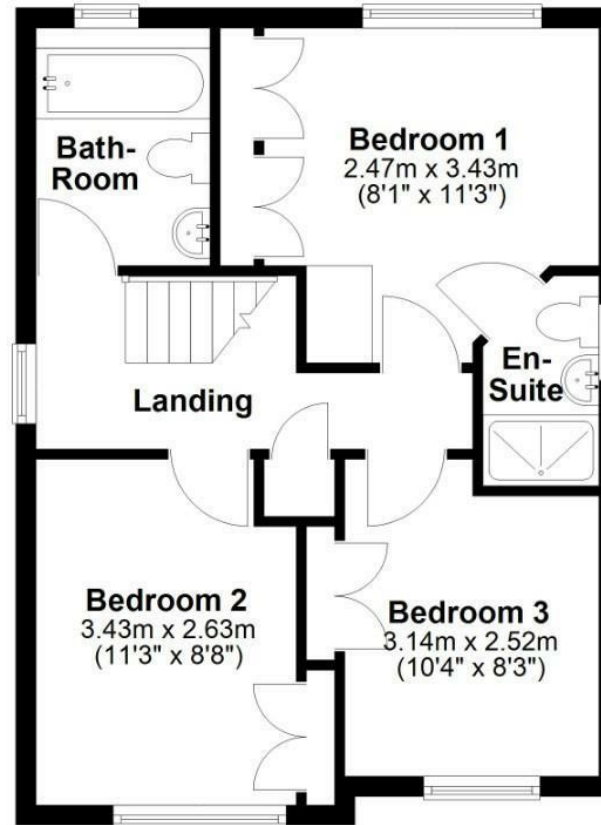
Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



Total area: approx. 91.4 sq. metres (984.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	80
	EU Directive 2002/91/EC	



