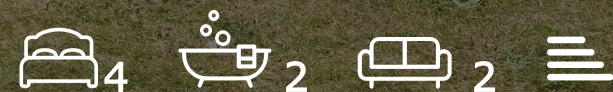




55 Rampton Road  
Willingham, CB24 5JQ

**Guide price £575,000**





## 55 Rampton Road

Willingham, CB24 5JQ

- Spacious family home
- 4 bedrooms
- 2 bathrooms
- Large garden
- Garage and parking

A beautifully presented link-detached house, with 1732sq. ft of spacious and versatile accommodation, situated in a non-estate location within convenient reach of the village amenities and major commuter links.

This wonderful family home has been refurbished and designed with modern living in mind. The accommodation is free-flowing and boasts lots of natural light.

The main entrance door opens to a spacious reception hall with stairs to the first floor, there is a cloakroom with useful vanity storage and plenty of space for coats and shoes. Off the hallway is a large living room with an open fire and bespoke fitted cupboards and shelving. There is a separate snug, which could also be used as a study or playroom, with a set of doors feeding through to the dining area. The rear extension is the hub of the home and boasts lots of natural light with bi-folding doors running the width of the house and opening to the fabulous garden terrace. The







kitchen is contemporary and well equipped with fitted wall and base units and integrated appliances which include a 5 ring induction hob, double oven with microwave, dishwasher and space for a full height fridge freezer. There is a large utility room with ample wall and base units with extra food preparation space and additional access to the garden.

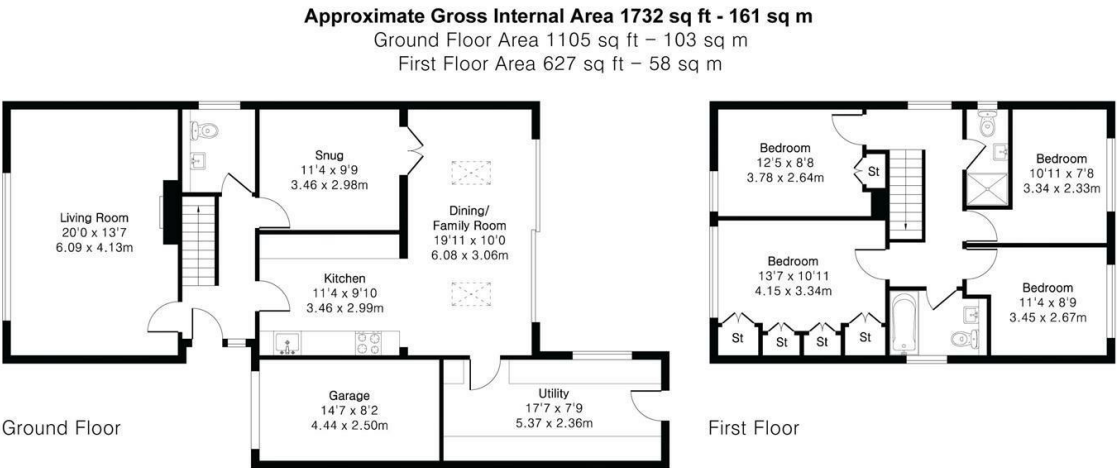
On the first floor, a spacious landing leads to 4 bedrooms, 3 of which are doubles and the master benefits from built-in wardrobes. There is a family bathroom and a further separate shower room.

Outside, the property is approached via a paved driveway with parking for several vehicles leading to a garage which is used for storage. Gated side access leads to the impressive rear garden which is principally laid to lawn with a large raised paved terrace and further decked area to the rear of the garden. The garden is well established with attractive flower and shrub borders, there are several fruit trees including a pear, peach and cherry tree and a large timber shed and greenhouse.

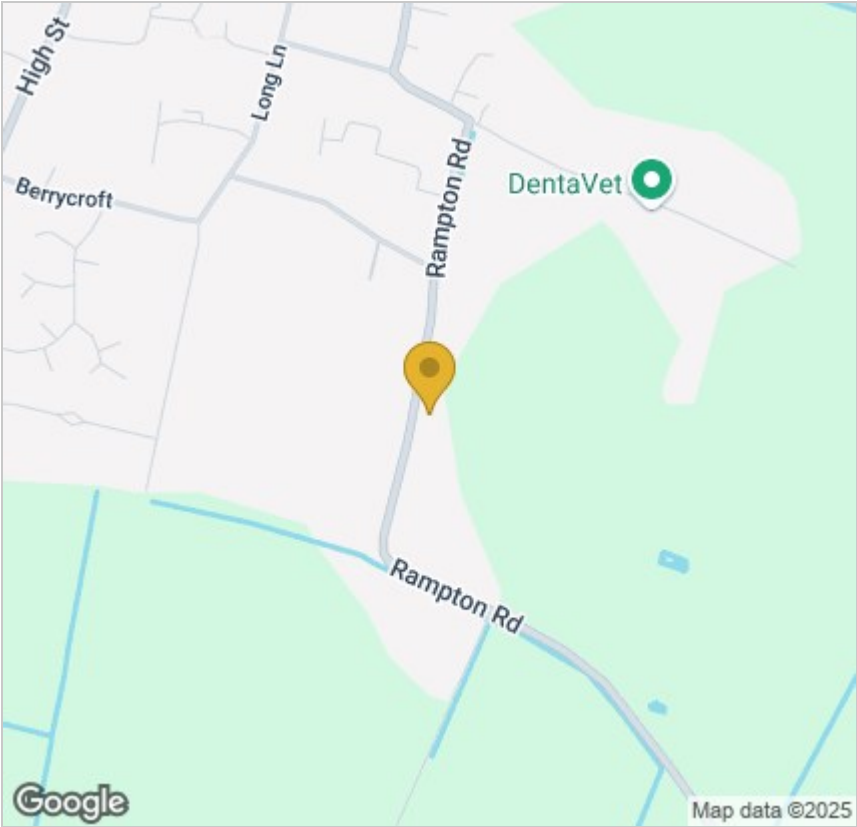




Floor Plan



Area Map



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

Energy Efficiency Graph

