



EH

EXQUISITE
HOME



A BEAUTIFULLY REFURBISHED FAMILY HOME IN AN IDYLIC VILLAGE SETTING

Nestled in the picturesque village of Fen Ditton, this beautifully presented three-bedroom detached home offers a perfect blend of historic charm and modern convenience. Recently refurbished to a very high standard, this home includes a welcoming entrance hallway, dining room, kitchen, WC/utility room, and living room on the ground floor. Upstairs, discover three generously sized double bedrooms, including a master with an en-suite bathroom, alongside a newly installed family bathroom. Enjoy peaceful moments in the private rear garden, a stunning outdoor space featuring vibrant flowers, shrubs, a large patio, and an extensive lawn—ideal for entertaining family and friends.

KEY FEATURES:

- Bedrooms: 3 Double Bedrooms with Master En-Suite.
- Bathrooms: Newly Installed Family Bathroom.
- Living Space: Welcoming Entrance Hall, Dining Room, Kitchen, Living Room.
- Flooring: Engineered Oak Flooring Throughout.
- Garden: Private Rear Garden with Vibrant Flowers, Patio, and Lawn.
- Extension Potential: Planning Permission for Rear Extension.

LOCATION & COMMUNITY:

- Village Amenities: Two historic pubs, primary school, and a convenient One Stop shop.
- Transport: Excellent Links via A14, Cambridge North Station, and Bus Services.
- The close-knit village community offers a variety of family-friendly activities and clubs, organised events such as Christmas carols by the parish, and picturesque meadows perfect for leisurely walks or cycling along the River Cam.
- For families, several good-rated primary schools are nearby, including Shirley Community Primary School and The Galfrid School. Nearby is Bottisham Village College for secondary education.

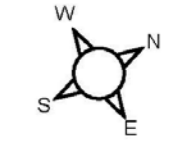
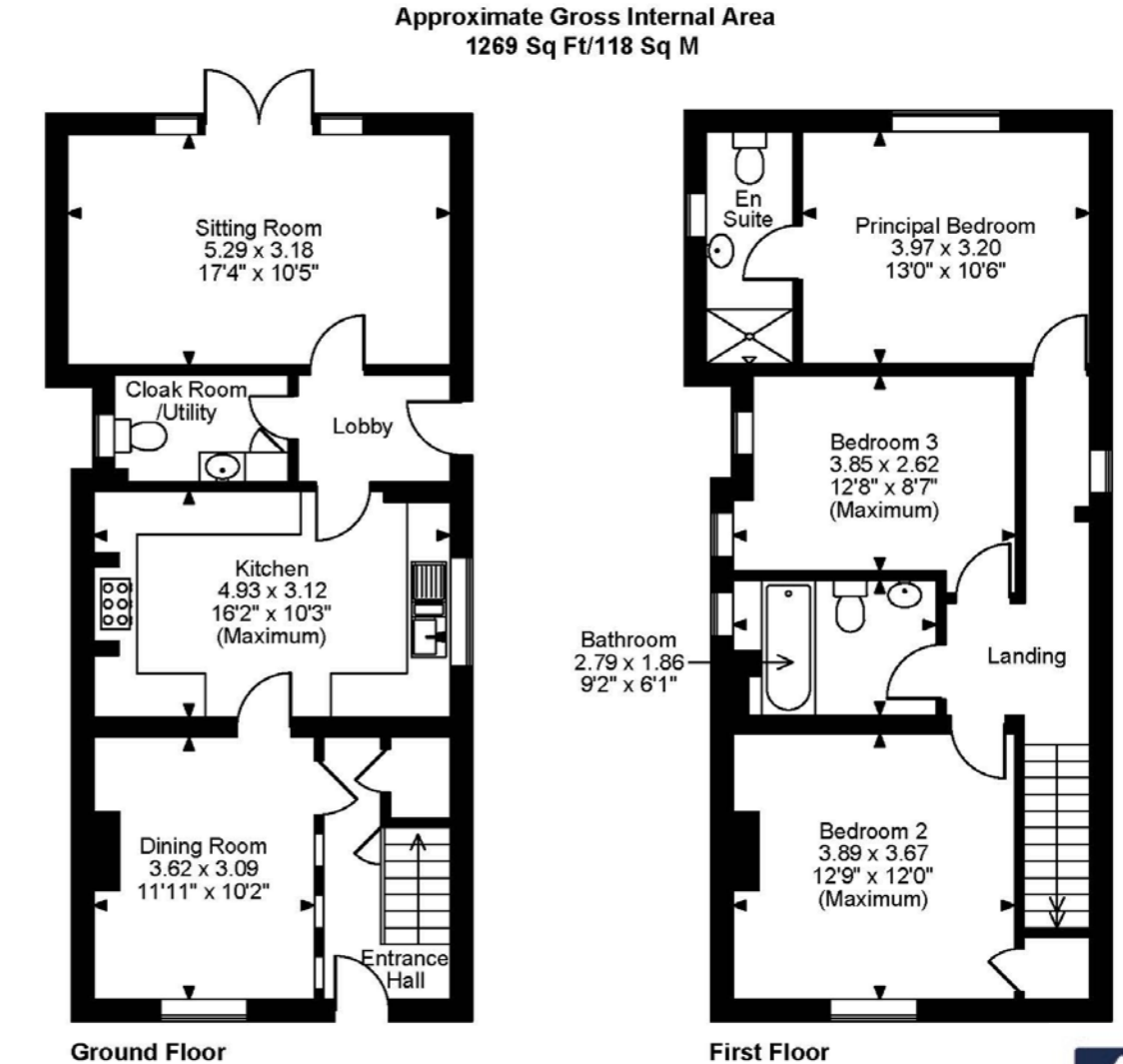
AVAILABILITY:

- Built: 1897.
- Freehold.
- Planning Permission: Approved for rear extension incorporating kitchen/dining/living room.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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