



EH

EXQUISITE
HOME



On a quiet street in the village of Girton, two miles northwest of Cambridge, stands this much loved family home. Built in 1955, it retains many of the features typical of that time. It has only been owned by two families and the present owner bought it sixty three years ago. The music room was added in the nineteen seventies, but apart from that, the house remains as it was originally constructed. The front garden is attractively planted up with shrubs, bushes and perennials and there is a small lawn. There is also a drive and there are no restrictions on parking on the road. The side gate which gives access to the back garden is on the left. The front door has a double row of glass bricks to either side allowing light to illuminate the welcoming wooden floored hall with its understairs cupboard. To the right is the lovely dual aspect sitting room with a pair of double doors leading on to the pretty back garden. Natural light illuminates this generously proportioned room, ideal for any family configuration. It has the original tiled nineteen fifties fireplace as a focal point. It has not been used for some years, but it may be possible to investigate opening it up for use.

To the left of the hall is the cosy dining room with the original hatch through to the kitchen which has a vinyl parquet style flooring and a lovely view of the garden. A door opens into a small lobby from which the music room flows. While the property offers exciting scope for further reconfiguration, it is entirely comfortable and fully liveable as it stands. The flexible ground floor layout includes a room that could easily serve as an accessible bedroom for an elderly relative and the adjoining integrated garage offers further potential. With the appropriate planning permissions in place, it could be transformed into a small annexe complete with a kitchenette and shower room. Alternatively, the current kitchen and dining room could be extended into the music room and garage to create a spacious, open-plan kitchen/dining/family area tailored to modern living.

The staircase rises to the landing from which radiate four bedrooms, a shower room and separate toilet. The smaller bedroom would make a perfect home office for anyone who has to work from home. The loft is insulated and boarded out and may, with the correct planning permission in place, be able to be converted into more accommodation.



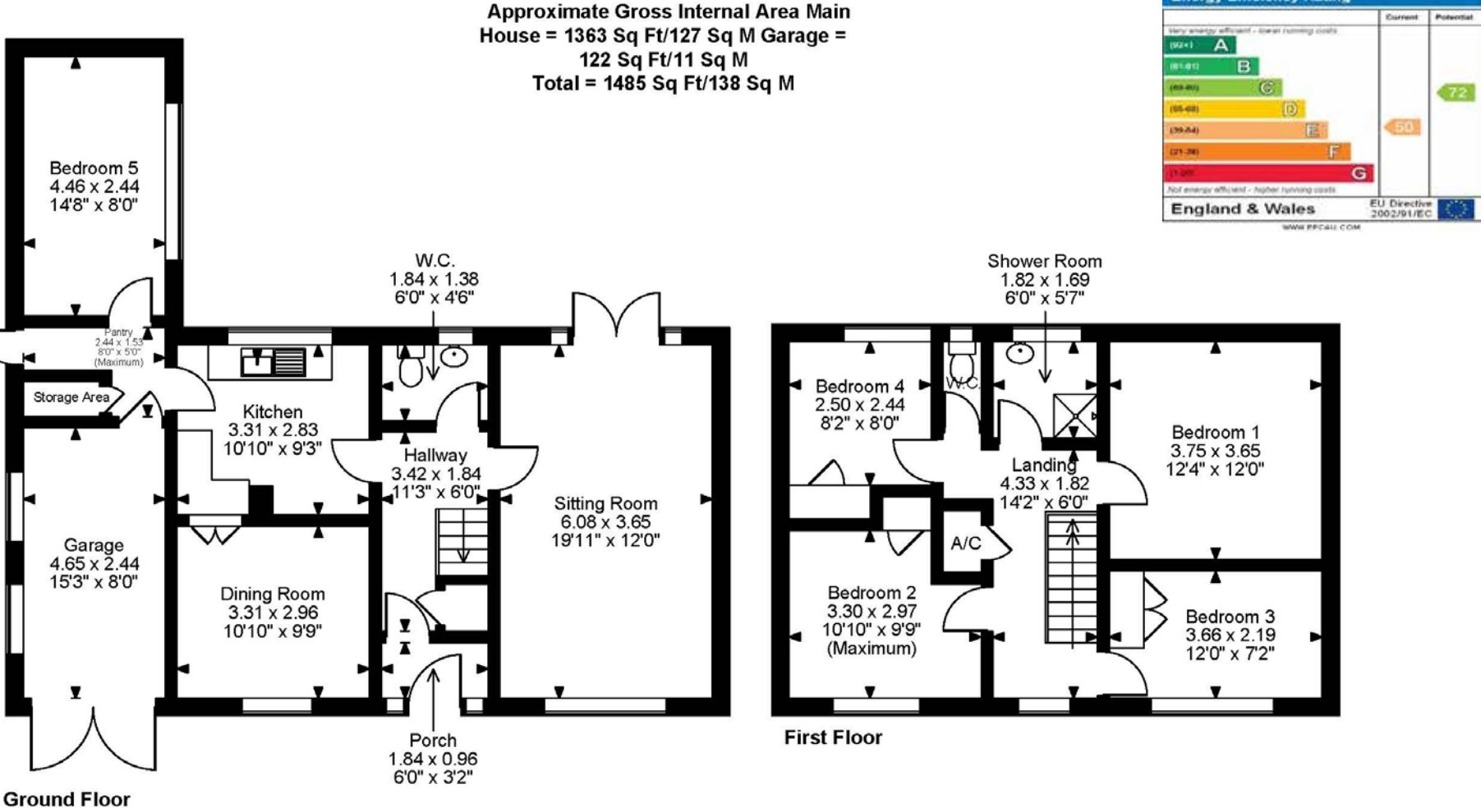


"This much loved family home retains many original features..."

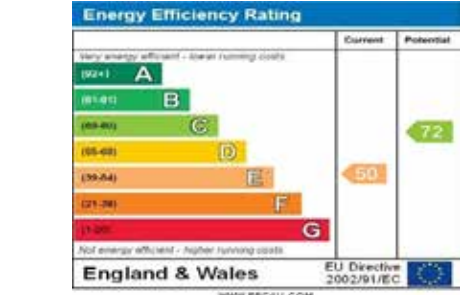
LOCATION

The garden is generous in size, mainly laid to lawn and beautifully planted up with shrubs, perennials, annuals, plenty of daffodils and other spring bulbs and bushes. There is a small pond and some fruitful and mature trees including a fig and one eating and one cooking apple tree. The garden backs on to the Howes Close Sports Ground which is owned by Anglian Ruskin University and gives lovely views.

There are five primary schools and three high schools within easy reach of Girton. Cambridge itself, with its historic buildings, river, greens and open spaces, market and cultural scene is a short drive or cycle ride away. With fantastic transport links, a village location, off street parking, a pretty and secluded back garden and a spacious interior with lots of potential, this lovely family home certainly deserves a look.



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