



Ditton Lane, Fen Ditton, Cambridge  
CB5 8SS

**Pocock + Shaw**

131 Ditton Lane  
Fen Ditton  
Cambridge  
CB5 8SS

An established detached family home enjoying a highly sought after position in this village on the north East periphery of the city.

- detached house on good sized plot
- Scope to extend (subject to necessary consents)
- Superb 24'9 Kitchen/ breakfast/ family room
- Separate living room and dining area
- Recently re-fitted shower rooms
- Sought after village location
- Driveway parking and attached garage
- Large rear garden with patio area and lawn
- Easy access into City and onto A14
- Viewing highly recommended

Guide Price £650,000



Fen Ditton lies on the north east of Cambridge, with the city centre being just over 3 miles and a 15 minute cycle away. Both the train stations are within easy access, Cambridge North being a 10 minute cycle away along the new Chisholm Trail cycleway, which offers services into Kings Cross in 54 minutes.

The position of the village along the River Cam also allows wonderful walks to both the City of Cambridge and Ely.

Within the village there is a primary school, which feeds into Bottisham Village college and a church. There are three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam. A doctors' surgery, a butcher and a supermarket are within easy reach of the village. For the commuter there are excellent links to the M11, A14 and A11.

This 3 bedroom detached property sits in a plot of approximately 0.25 of an acre and has been substantially extended to the rear in 2015 to create a superb kitchen/ breakfast/ family room with vaulted ceiling elements and access to the large rear garden. The shower rooms were also re-fitted at the same time.

The property offers scope for further extension (we are informed that the existing rear extension has foundations in place to support another storey), subject to any necessary consents.

## GROUND FLOOR

Part glazed upvc door to

**ENTRANCE PORCH** with double glazed window to front, coat hooks, part glazed door to

**ENTRANCE LOBBY** with stairs to first floor, door to dining area (see later), door to

**SITTING ROOM** 16'9" x 12'2" (5.10 m x 3.70 m) with double glazed window to front, fireplace with inset real flame coal effect fireplace, picture rail, radiator, glazed double doors to

**KITCHEN/ BREAKFAST/ FAMILY ROOM** 24'7" x 12'2" (7.50 m x 3.70 m) a superb room with two vaulted ceiling areas with velux windows, window to rear and upvc double glazed patio doors and glazed side panels to garden, ceiling spotlights, wall lights, vertically mounted radiator to one wall, excellent range of fitted wall and base units with solid oak block work surfaces, built in four ring stainless steel gas hob with stainless steel splashbacks, chimney extractor hood over, electric oven below, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, breakfast bar area, integrated dishwasher and under counter fridge, plumbing and space for washing machine and under counter freezer, large ceramic floor tiles, opening onto.

**DINING ROOM** 10'10" x 10'2" (3.30 m x 3.10 m) with double glazed window to rear, radiator, fireplace with inset real flame coal effect gas fire, built in cupboard with coat hooks, further under stairs cupboard, large ceramic floor tiles.

**SIDE LOBBY** with velux window to side, glazed side door, large ceramic floor tiles, wall light point, vaulted ceiling.

**SHOWER ROOM** refitted shower room with fully tiled and enclosed shower cubicle with chrome shower unit, WC, corner wash handbasin with tiled splashbacks, chrome heated towel rail, extractor fan, cupboard housing Worcester gas central heating boiler.

## FIRST FLOOR

**LANDING** with double glazed window to rear with views to garden, radiator, doors to

**BEDROOM 1** 15'5" x 11'2" (4.70 m x 3.40 m) with two double glazed windows to front, built in wardrobe with pine sliding doors to one wall, radiator.

**BEDROOM 2** 11'2" x 10'2" (3.40 m x 3.10 m) with double glazed window to front, cupboard housing pressurised hot water tank, radiator, loft access hatch.

**BEDROOM 3** 8'10" x 5'7" (2.70 m x 1.70 m) with double glazed window to rear with views to garden, radiator.



**SHOWER ROOM** with double glazed window to rear, good sized fully enclosed and tiled corner shower cubicle with chrome shower unit, recessed ceiling spotlights, vanity wash handbasin, WC, part tiled walls, chrome heated towel rail, large ceramic floor tiles.

**OUTSIDE** The property is set back and slightly elevated from the road with a brick paved driveway providing parking for several vehicles, raised front lawn area.

**ATTACHED BRICK BUILT GARAGE** 17'1" x 11'6" (5.20 m x 3.50 m) with aluminium up and over door and personal door to front, personal door to rear, power and lighting.

Good sized rear garden with generous paved patio area adjacent to the rear of the house leading onto a lawned garden with central pathway. Front access gate, outside lighting, patio area, outside tap, timber shed. The end of the garden is screened by hedging with further timber shed.

**SERVICES** All mains services

**Tenure** The property is Freehold

**Council Tax** Band D

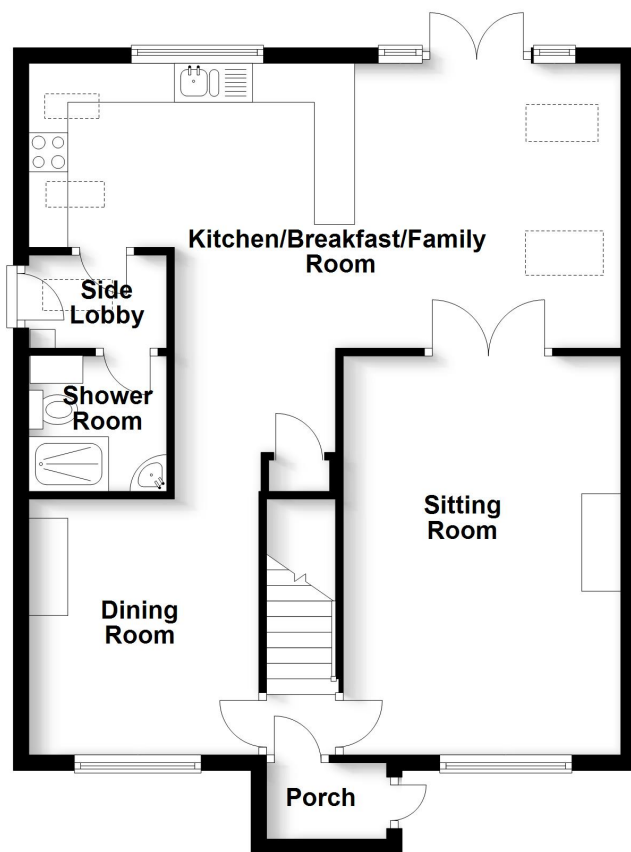
**Viewing** By Arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

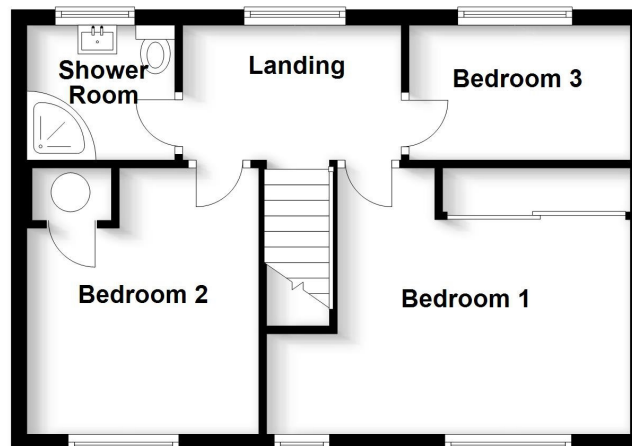
### Ground Floor

Approx. 69.1 sq. metres (743.4 sq. feet)



### First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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