



Ditton Fields, Cambridge, CB5 8QH
Guide Price £395,000 Freehold



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A BAY-FRONTED HOUSE WITH A STUNNING 82FT GARDEN AND OFF-STREET PARKING, SITUATED IN A PEACEFUL RESIDENTIAL CUL-DE-SAC, 2 MILES EAST OF THE CITY CENTRE AND 1.2 MILES FROM CAMBRIDGE NORTH STATION.

- Bay-fronted semi-detached 1930's home
- Generous 82ft / 25m landscaped rear garden
- Driveway parking
- Useful workshop with potential for conversion
- Close to Cambridge North and city centre
- Scope to extend (STPP)

This 1930's semi-detached house has been exceptionally well cared for by its owners and enjoys a mature private garden measuring around 82ft (25.2m) x 27ft (8.2m). The property is gas-central heated and double-glazed throughout, offers a wealth of charming features and enjoys a quiet, near central cul-de-sac position just off Newmarket Road.

On the ground floor is a bay-fronted living room with a feature fireplace, contrasted by exposed brickwork and a Bressummer beam. The room is finished with original wood floor, which continues through to a bright kitchen/dining room, which has been fitted with a sympathetic and attractive range of units; integrated appliances include a fridge/freezer, dishwasher, oven and a four-ring gas hob with an extractor over. There is a utility area adjacent to a door, which opens onto the private garden.

Upstairs are two double bedrooms and a bathroom, which has been fitted with a modern white suite including a separate bath and shower.

Outside, the front of the property is set back behind an open-plan garden and a useful driveway with a mature hedgerow. A side gate leads to the private rear garden, which has a patio, well suited to alfresco dining. The remainder is laid to lawn and has a variety of well stocked borders of various plants and shrubs and a gravelled seating area. There is also a brick-built garden / bike store, which could potentially be used as a work shop or converted into a home office or studio.

Location

Ditton Fields is conveniently located for access to the city centre, Grafton Centre, Newmarket Road and only 10 minutes' walk to the pleasant riverside open space of Stourbridge Common. The area is very practical being located within walking distance of a doctor's surgery, a library, and many eateries. The Chisholm trail is also nearby and provides easy access to Cambridge North Station. There are additional amenities with Newmarket Road's major retail parks, supermarkets and leisure facilities nearby. There is primary schooling at The Galfrid Academy, which feeds into Coleridge Community College, which is part of the Parkside Federation.

The property is a mile from the historical village of Fen Ditton which has three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam. Communications are excellent with regular bus services and plenty of cycle paths into the city. The A10/A14 road networks are also just a 5-minute drive away and provide easy access to the Cambridge Science Park.

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - B

Fixtures and Fittings

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

Viewing

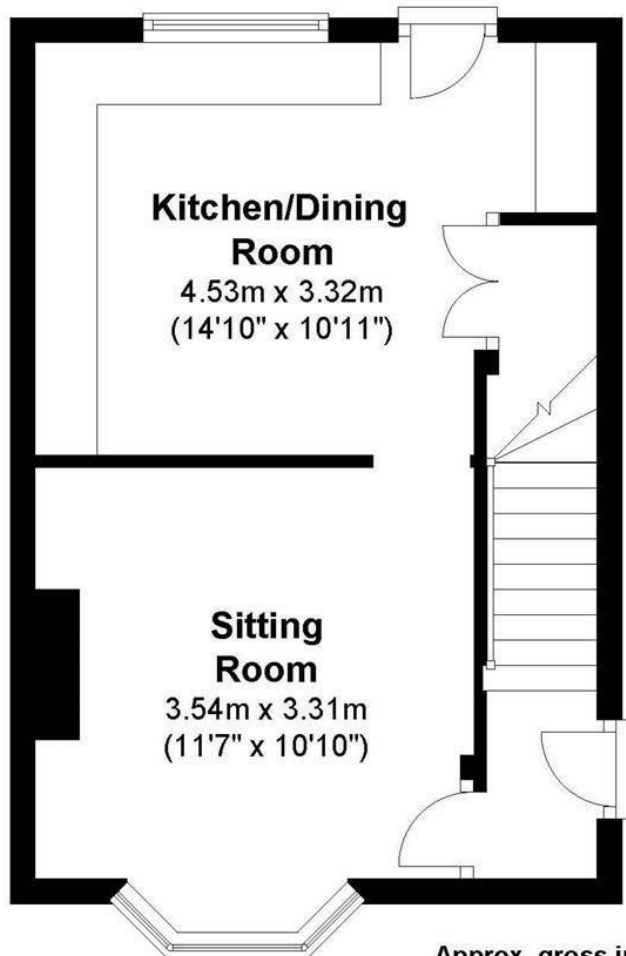
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



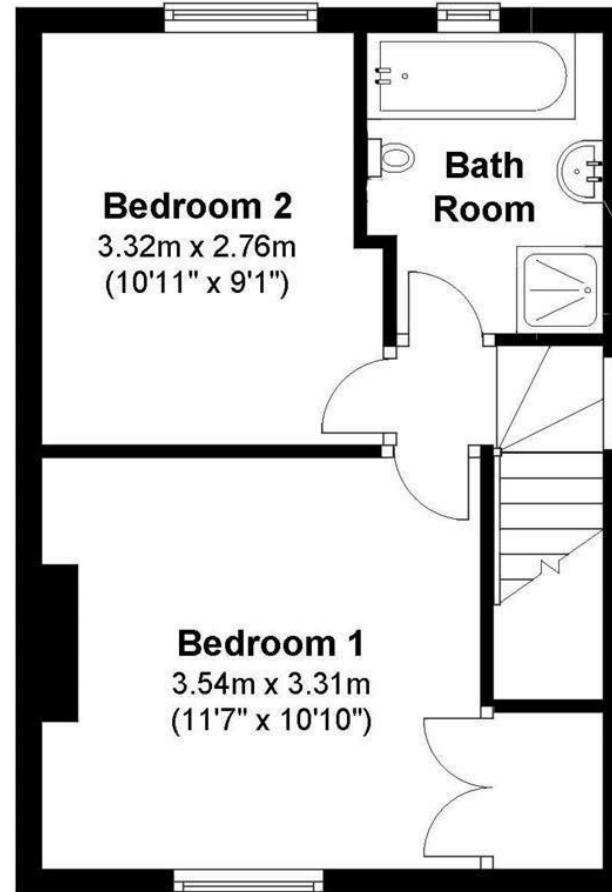
261 Ditton Fields, Cambridge



Ground Floor



First Floor



Approx. gross internal floor area 62 sqm (675 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

