



Wolsley Way is located in the popular suburb of Cherry Hinton, a well-established residential area lying just a few miles south-east of Cambridge city centre. Cherry Hinton is known for its strong sense of community and excellent range of local amenities, while still offering quick and easy access into the city. The village benefits from a variety of shops, supermarkets, cafés and public houses, as well as a large Tesco superstore and the Cherry Hinton Hall grounds, which host the famous Cambridge Folk Festival each summer. There are also plenty of green spaces and recreation grounds nearby, providing excellent opportunities for walking and leisure. Commuters are particularly well served, with regular bus routes into Cambridge and the railway stations at both Cambridge Central and Cambridge North within easy reach. Road links are also convenient, with the A14, A11 and M11 all readily accessible, making travel around the region straightforward. Cherry Hinton is especially attractive to families thanks to its highly regarded schooling, both at primary and secondary levels, as well as its proximity to some of Cambridge's independent schools. With its balance of village charm, green open spaces, and city convenience, Cherry Hinton remains one of the area's most sought-after locations to live.

This well-presented three-bedroom semi-detached home is situated in a popular residential area of Cherry Hinton, offering spacious accommodation, a private garden, and a garage. The property provides a versatile layout with bright interiors and generous proportions, making it an excellent choice for families, first-time buyers, or investors alike.

On the ground floor, the property features a welcoming entrance hall leading to a kitchen/breakfast room, fitted with modern units and space for a dining area. A generous living room sits at the heart of the home, opening into a separate dining room with French doors leading onto the garden, creating a superb space for entertaining. A utility area and convenient ground floor WC add further practicality.

Upstairs, there are three well-proportioned bedrooms, along with a family bathroom fitted with a three-piece suite. The property benefits from good natural light throughout, with large windows in the principal rooms enhancing the sense of space.

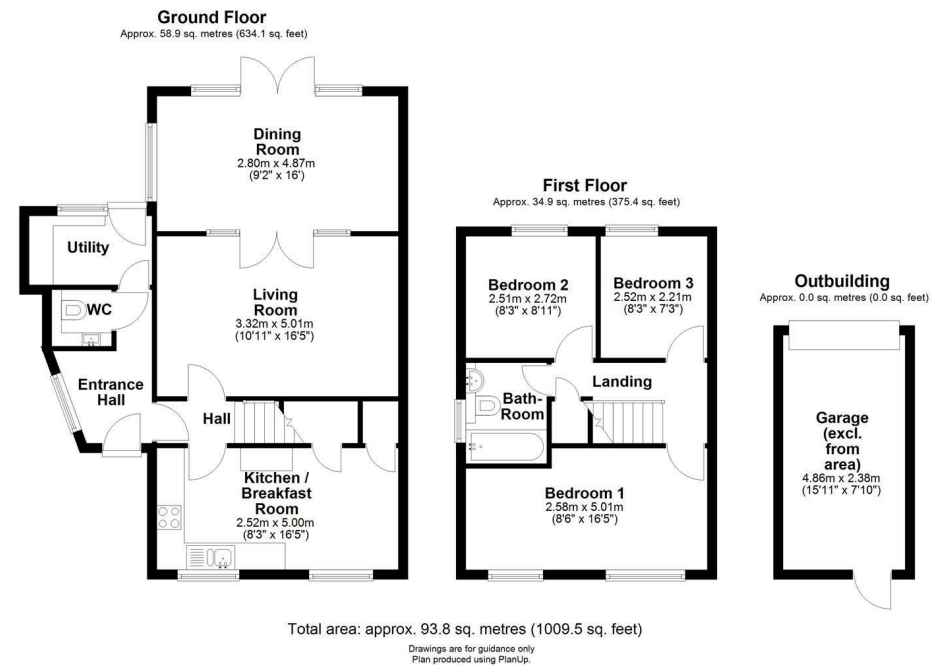
Outside, the property enjoys an attractive and enclosed rear garden, mainly paved for ease of maintenance, with established borders and plenty of room for outdoor dining or relaxation. There is also a single en-bloc garage and the potential to add a driveway to the front of the property.

With its flexible layout, private garden, and highly convenient location close to schools, shops and transport links, this property makes for a comfortable family home in one of Cambridge's most sought-after suburbs.

Agent Notes

Tenure: Freehold
Council tax band: D
Chain Free.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

