



14 Giffords Way, Over,  
Cambridge, CB24 5UB

Guide price £365,000



## 14 Giffords Way

Over, CB24 5UB

- Extended and refitted throughout
- Loft conversion and en-suite
- EV charging point
- No chain
- High quality kitchen and bathrooms
- Amtico style flooring throughout the ground floor.

A completely refurbished, extended, 3-bedroom semi, with a stunning family kitchen, loft conversion and ensuite, overlooking a green.

This modern semi-detached house now has nearly 1200 sq. ft of newly finished accommodation. The house has been extended at the side and rear and also had a loft conversion, as part of a full refurbishment resulting in 'like-new' finishes throughout.

On the ground floor, there is an entrance hall and refitted cloakroom, the living room has a dual aspect and an understairs cupboard. The large family room leads into the dining and kitchen areas creating a fantastic open-plan area suitable for large families. The dining area has bi-fold doors opening to the garden, extensive wall-to-wall full-height, storage. The kitchen is extremely well





equipped and has just been finished. It has a range of units in contrasting colours, plenty of worktops and integrated appliances including a dishwasher, washing machine, fridge freezer, oven, microwave, hob and also a Quooker boiling water tap. There is a door to the driveway and a large roof light as well.

On the first floor, there are two good-sized bedrooms and a brand new bathroom, there is also a study/dressing with a desk and stairs to the second floor where there is a bedroom with Velux windows, fitted cupboards and an ensuite. The study room and loft conversion are extremely versatile and would create a really good teenager space or principal bedroom and dressing area.

The house has been completely refitted and has been rewired, replumbed and has a new boiler, the windows and doors have all been replaced and the kitchen and bathrooms are all new and unused.

The house overlooks a green area at the front and has a corner plot. there is a small front garden and a driveway to the side where there is an EV charging point. The rear garden has been landscaped and has a new patio, new fencing and lawn. There is a shed and outside tap and electric point.



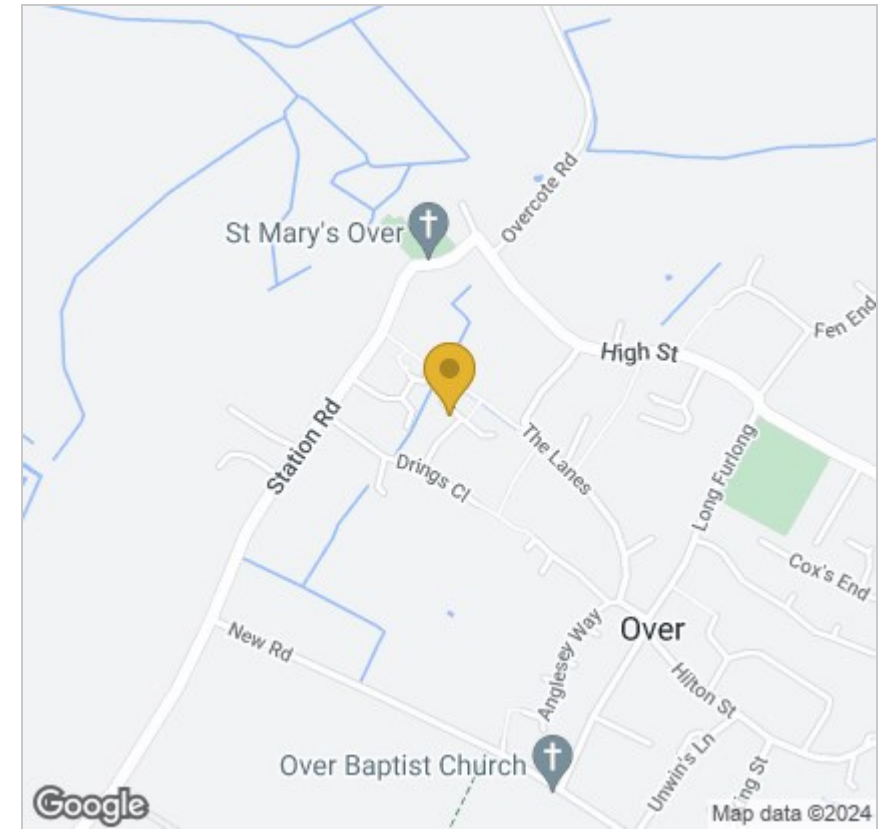
## Floor Plan



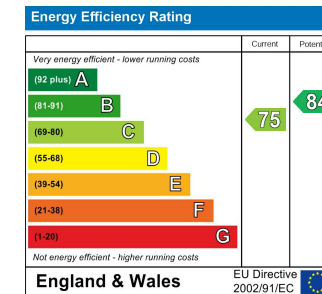
Total area: approx. 109.4 sq. metres (1177.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

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