



53 Highfields Road, Highfields Caldecote,
Cambridge, CB23 7NX

Guide price £700,000

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- 2233 sq. ft of versatile accommodation
- Large plot
- Non-estate position
- EPC rating C

A 2200 sq. ft, family house carefully designed to offer versatile, stylish accommodation with a plot approaching 1/5 of an acre. Perfect for those seeking spacious rooms and a layout suited to family life.

This attractive, non-estate family home has extensive living space which includes a large living room with double doors to a dining room, which has a dual aspect, doors to the garden and a glazed roof. There is a sitting room which is also a good size and perfect as a second reception room or perhaps a teenagers lounge. At the front of the house is a large study, which is also designed to be used as a fourth bedroom as it adjoins the ground-floor shower room. The kitchen has been refurbished recently and has extensive cupboards, quartz worktops and a range cooker. There is a good-sized utility room which has a door to the garage.

Upstairs, there is a fabulous landing with a vaulted ceiling with





Velux windows. All three upstairs bedrooms are large doubles and have vaulted ceilings. The main bedroom has a Juliet balcony and extensive fitted wardrobes, and eaves storage. The en-suite bathroom and family bathroom both have separate shower cubicles, baths, tiled flooring and towel rails.

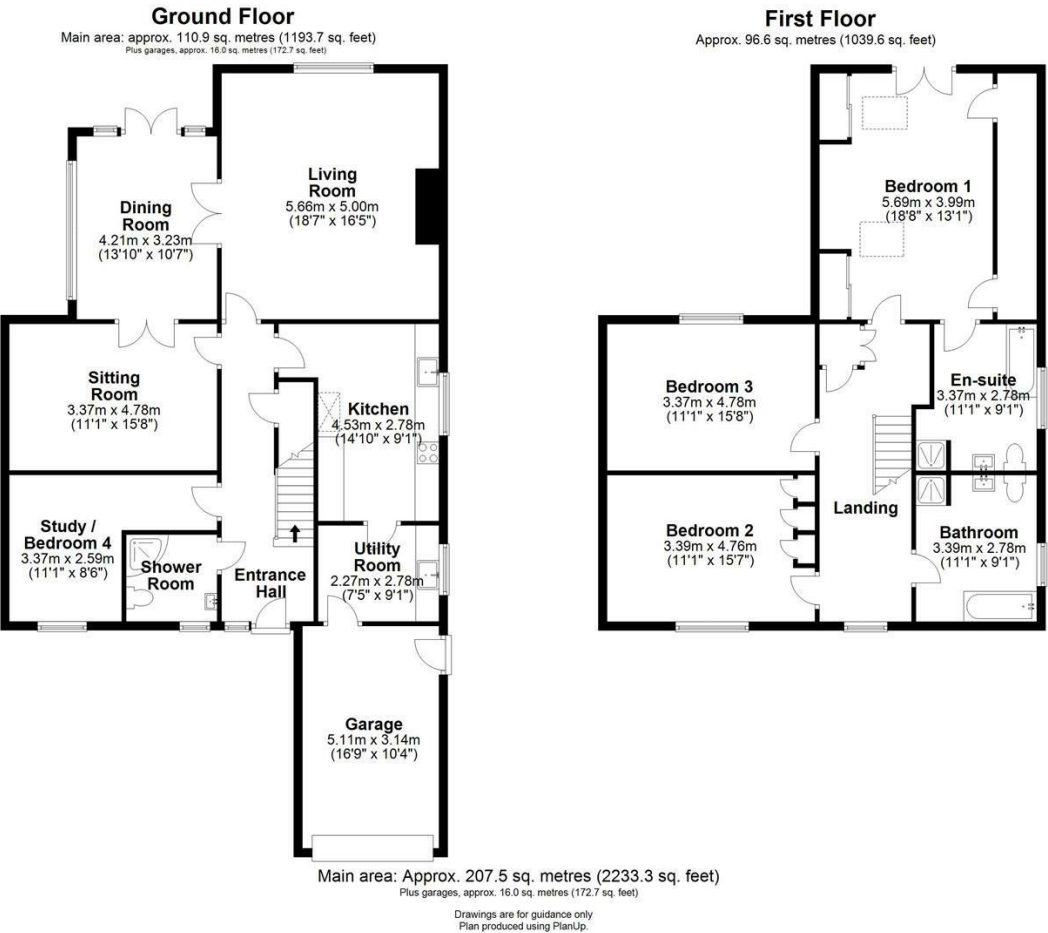
The house has double glazing and gas central heating.

Outside, the house is set back from the road behind timber gates, and enjoys a non-estate position. The driveway is gravelled and also provides access to the garage. The gardens extend to the side and rear of the house and are lawned. There are two large, paved areas, a pond, and a timber shed.

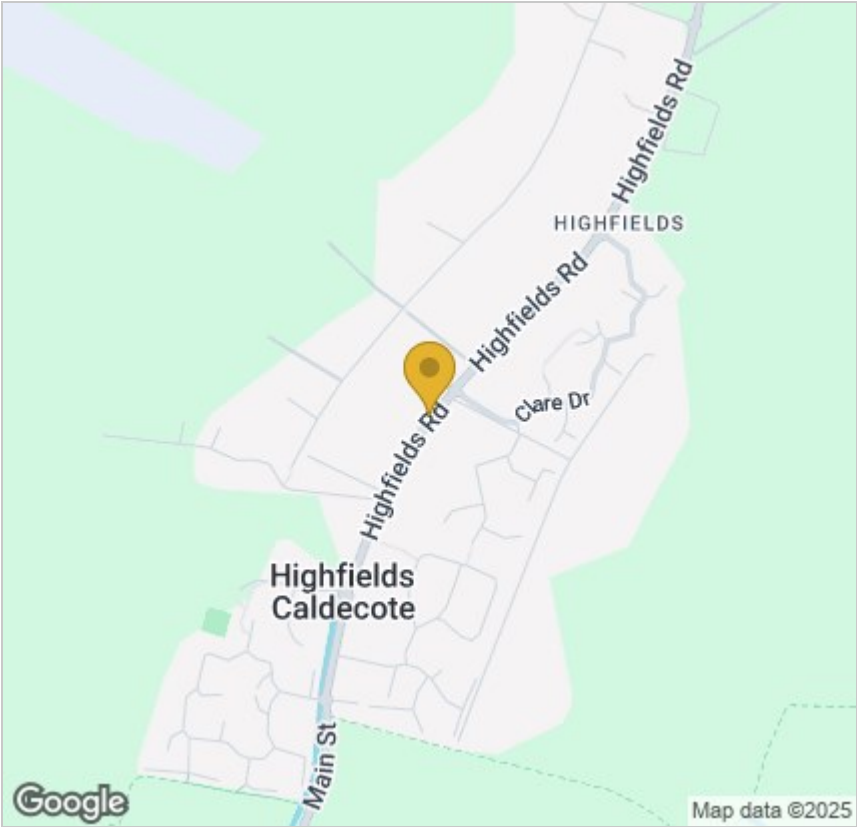
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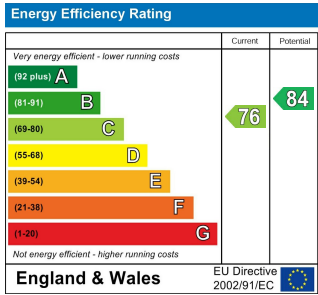
Floor Plan



Area Map



Energy Efficiency Graph



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: F

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