



30 Dodford Lane, Girton
Cambridge, CB3 0QE

Guide price £700,000



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Girton, CB3 0QE

- 4 bedroom family home
- Beautifully extended
- Large garden
- Village location

A fine example of a modernised and contemporary 4 bedroom family home, thoughtfully renovated and extended, and located on a quiet residential road in the very desirable village of Girton.

Offering over 1,400sqft of stylish accommodation, the property is presented to an excellent standard and has been cleverly designed to suit family living. There is a welcoming entrance hall with feature column radiator and large coat cupboard. The living room opens up to the dining and kitchen space, with bi-folds doors beyond that open to the rear garden. This makes for a large, light open plan space, while still retaining distinct areas.

The living space has a large window to the front and a feature wood burner. The high specification kitchen is a highlight with Corian worktops, breakfast bar with pendant lighting, undermount sink and integrated appliances including double oven, hob, fridge freezer and dishwasher. Adjacent to the kitchen is a utility room with further storage options.

From the utility room is an additional multi-use space which also leads to a family room, perfect for a child's play room or home office. Both of these rooms have direct access to the garden and there is also separate access from the front of the property, meaning it's use could be more self-contained.





Completing the ground floor is a beautifully finished and unusually large shower room with WC and underfloor heating. The property also benefits from a water softener.

On the first floor, which benefits from air-conditioning, there are four bedrooms, three of which are good sized doubles. The primary room has a pocket door, alcove wardrobes and a cast iron feature fireplace. There are bespoke wardrobes and views over the rear garden from the second bedroom. The third bedroom is a good double and the fourth would make an excellent nursery or office and has an integrated wardrobe over the stairs.

The family bathroom is a similarly high spec to the rest of the property and makes very a clever use of storage options. There is a bath, separate shower, WC and basin with vanity unit.

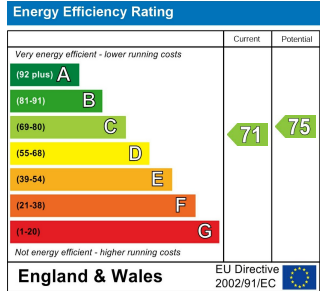
Outside, there is decking that extends down the garden providing excellent outdoor entertaining space. There is a lawn with boarder shrubs and mature trees to the rear, offering excellent privacy. The front of the property has been landscaped to provide for two off-road parking spaces, a bike shed and electric car charger.

Girton is a popular village with shops, pubs and a primary school, as well as excellent sports/recreation facilities. Dodford Lane is a quiet residential road off the High Street, and leads down to the local golf course. [///asset.spray.punch](#)





Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com