



21 Weavers Field, Girton, Cambridge, CB3 0XB
Guide Price £475,000 Freehold



rah.co.uk
01223 819300

A SUBSTANTIALLY EXTENDED 4 BEDROOM FAMILY HOME OF ABOUT 1200 SQFT SITUATED IN A QUIET CUL-DE-SAC, LOCATED WITHIN THE POPULAR VILLAGE OF GIRTON AND CLOSE TO THE CENTRE OF CAMBRIDGE AND NEARBY EDDINGTON.

- Semi-detached house
- Loft & ground floor extensions
- Garage and off-street parking for two cars
- Open plan kitchen/diner
- Council tax band-D
- 4 bedrooms, 2 bathrooms, 1 reception room
- Easy access to good schools
- Gas fired central heating to radiators
- EPC-C/ 79
- No onward chain

Originally constructed in 2000, this extended residence measures 1165 Sqft / 108 Sqm and provides generous living accommodation over three floors. To the ground floor the property comprises of an entrance hall with WC and separate utility room, an open -plan kitchen/dining area and a light and airy living room within the extended part of the house. The kitchen/dining area is the hub of the house and ideal for those who enjoy entertaining. The dining area boasts bi-folding doors which open into the living area and can be opened to create one large cohesive space.

To the first floor are three bedrooms including two double bedrooms and a generous single bedroom, currently used as a home office. Serving each of these bedrooms is a family bathroom suite benefitting from a panelled bath with shower over, a pedestal sink and a low-level WC. To the second floor and located within the converted loft space is a generous master bedroom suite with extensive storage within the eaves as well as an en-suite shower room.

Externally – To the front of the property is a small lawned area with a paved path leading to the front door. There is off-road parking for two cars side-by-side in front of the brick built single garage with pitched roof. The rear garden is fully enclosed, predominantly laid to lawn with herbaceous borders. Off the bi-folding doors from the living room is a generous patio area which is ideal for alfresco dining during the warmer months of the year.

Location

Girton is a highly favoured spot to live, lying just three miles North West of the city with fast approach via the Huntingdon Road. Usual facilities are available and there is an excellent village school, the Girton Glebe, within walking distance of the property. Impington Village College is also easily accessible, communications are excellent with the A14 and M11 being close by. Girton has its own golf course and the village is situated on the edge of open countryside over which there are some pleasant walks.

Tenure

Freehold

Services

Mains services connected included: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council

Council Tax Band D

Fixtures and Fittings

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

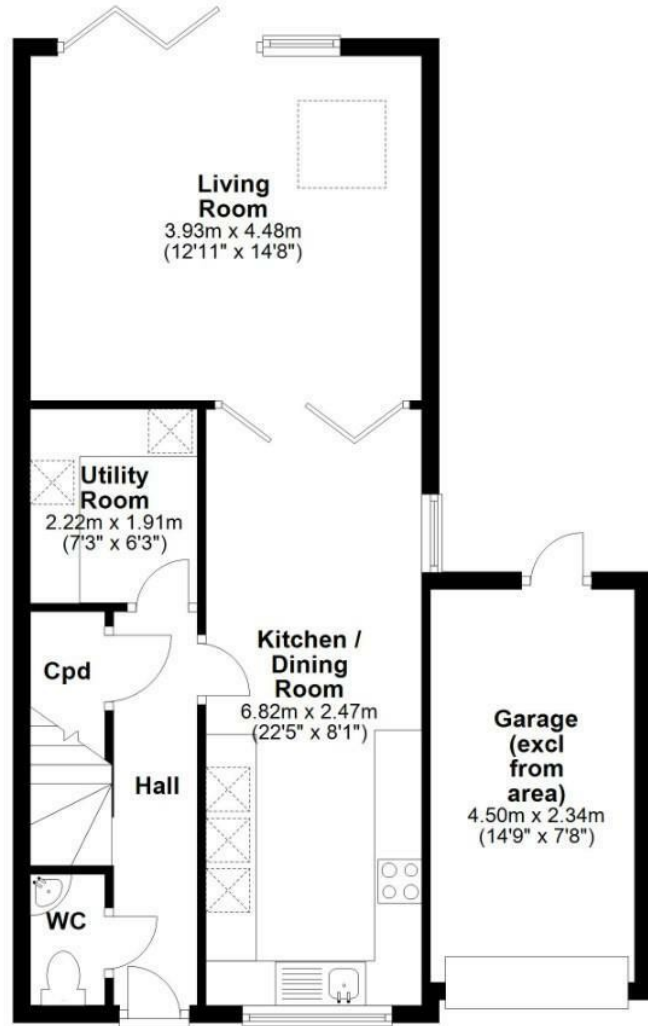
Viewing

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



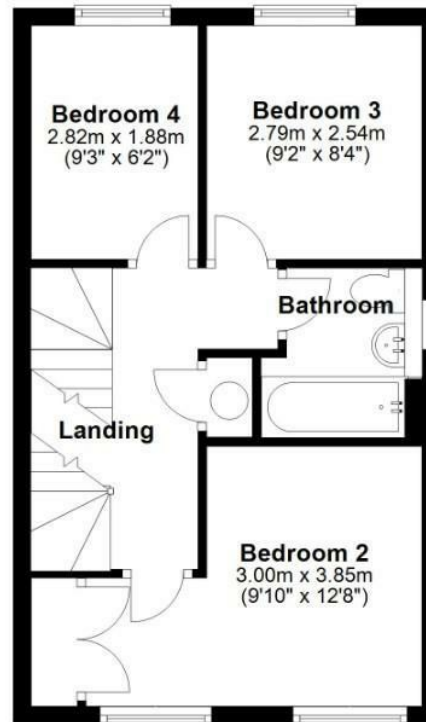
Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



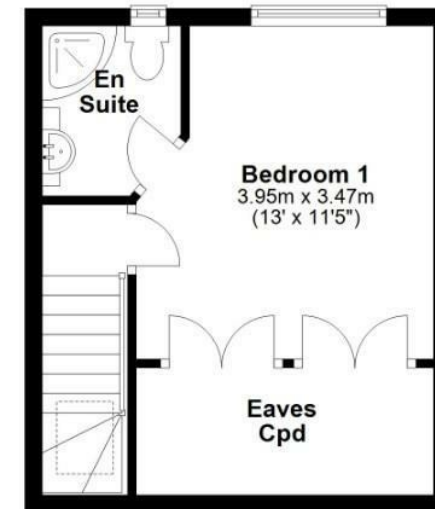
First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Second Floor

Approx. 24.1 sq. metres (258.9 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

