



Cambridge Road, Girton
CB3 0PN

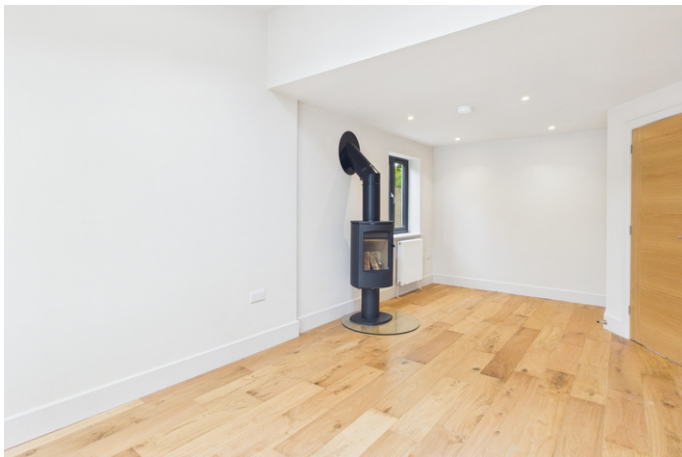
Pocock + Shaw

71 Cambridge Road
Girton
Cambridge
Cambridgeshire
CB3 0PN

An impressive detached home with attractive 1/2 brick and render elevations that has undergone a course of significant extension and renovation to an exacting standard over the past 12 months, to now offer a virtual luxury new home. Finished to an extremely high quality and specification throughout with great attention to detail.

- Reception hall with Oak flooring and staircase
- Sitting room with feature wood burning pedestal stove
- Impressive luxury fitted kitchen family room with Bi fold doors
- Utility room and cloaks WC
- Home office/play room
- Four bedrooms, two with luxury en-suite shower rooms
- Family bathroom
- Single garage, ample parking with electric charging point
- Approx. 1690 ft²

Offers in region of £895,000



Located in the sought after village of Girton, just four miles north of the historic City of Cambridge, this impressive detached home has undergone a course of significant extension and renovation to an exacting standard over the past 12 months to now offer a luxury new home. With attractive half brick and render external elevations. Finished to an extremely high quality and specification throughout with great attention to detail. With sitting room featuring a pedestal directional wood burning stove, oak flooring, and impressive kitchen family room with Benchmark luxury kitchen family room. Home office/playroom, four well proportioned bedrooms, two with luxury en-suite shower rooms and main family bathroom. Set with landscaped front and rear gardens and ample off road parking with garage.

Canopy porch Recessed spot lights,

Entrance door

Reception hall Feature light oak staircase with matching hand rail and twist spindles. Radiator

Sitting room 20'08" x 10'6" (6.30 m x 3.20 m) A well appointed room with engineered oak flooring, window to the front and side, feature swivel pedestal wood burning stove set on glass base. Two radiators, spotlights to the ceiling.

Luxury Kitchen Family room 23'2" x 14'8" (7.05 m x 4.46 m) A luxury fitted Benchmark shaker style kitchen set under marble work tops, with matching upstand, Inset composite sink unit with mixer tap. Integrated dishwasher and matching base units with double pan drawer. Inset four burner Neff induction hob with integrated extraction. Breakfast bar. Matching wall mounted cupboards. Stainless steel Neff double oven with microwave. Larder style integrated double fridge and freezer. ceramic tiling to the floor, windows to the side and feature tri fold doors to the rear garden. Radiator. Glazed door to:

Utility room 15'7" x 6'5" (4.75 m x 1.96 m) Matching luxury shaker style units set under marble work surface with matching upstand. Inset single drainer stainless steel sink unit with fitted mixer tap. Range of base units with integrated Bosch washing machine. Matching wall

mounted cupboards. Double fitted airing cupboard with pressurised hot water system, one 300 and a 200 hot tank, fitted shelving and light. Door to rear lobby and door to garage.

Rear lobby Glazed door to the garden, and door to:

Home office/playroom 16'1" x 6'10" (4.90 m x 2.08 m) Double French doors to the rear garden and window to the side, radiator, recessed spotlights to ceiling and oak flooring.

Cloaks WC Fitted white suite with pedestal wash basin, tiled splashback and close coupled WC. Ceramic tiling to the floor and radiator.

Landing Large Velux rooflight to the front.

Bedroom one 12'3" x 12'0" (3.73 m x 3.66 m) Large Velux roof light to the rear and window to the rear, radiator, recessed spotlights to the ceiling, and bedside wall lights with power sockets. Door to:

En-suite shower room Luxury white suite with vanity wash basin, double cupboard beneath, enclosed cistern WC, double shower cubicle with ceramic tiling to the walls, drench head and rinser. Heated towel rail radiator. Wall mounted back lit mirror, ceramic tiling to the floor. Window to the rear.

Bedroom two 10'6" x 9'10" (3.20 m x 3.00 m) Windows to the rear and side, radiator, recessed spotlights to the ceiling, and bedside wall lights with power sockets. Door to:

En-suite shower room Fitted suite with pedestal wash basin, close coupled WC and fully tiled shower cubicle. Window to the side and heated towel rail radiator. Ceramic tiling to the floor, recessed spotlights to the ceiling.

Bedroom three 14'9" x 10'7" (4.50 m x 3.23 m) Large window to the front, radiator, recessed spotlights to the ceiling, and bedside wall lights with power sockets.

Bedroom four 8'9" x 7'8" (2.67 m x 2.34 m) Window to the side, radiator and access to loft space.



Family bathroom Large Velux roof light to the front and window to the front, heated towel rail radiator, recessed spotlights to the ceiling. Luxury white suite with feature oval freestanding doubled ended bath, vanity wash basin with double cupboard beneath, enclosed cistern WC, large double walk in fully tiled shower, with tiled shelving. Wall mounted back lit mirror.

Outside

Front garden A large block paved driveway providing ample off road parking, paved and gated pedestrian access to the rear garden. Well stocked flower and shrub borders. Electric vehicle charging point.

Single garage Sealed and painted floor, wall mounted Vaillant gas fired heating boiler. Power and light. Electric remote control roller door opener.

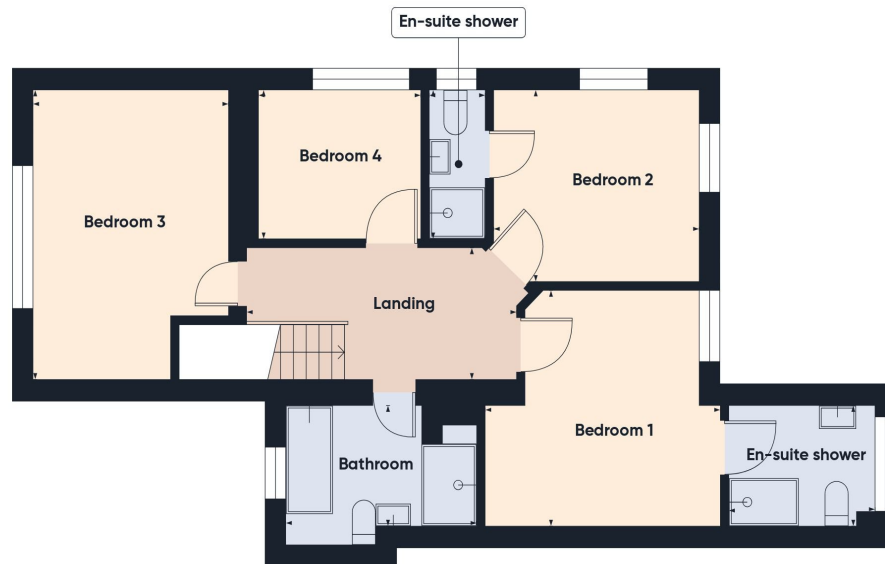
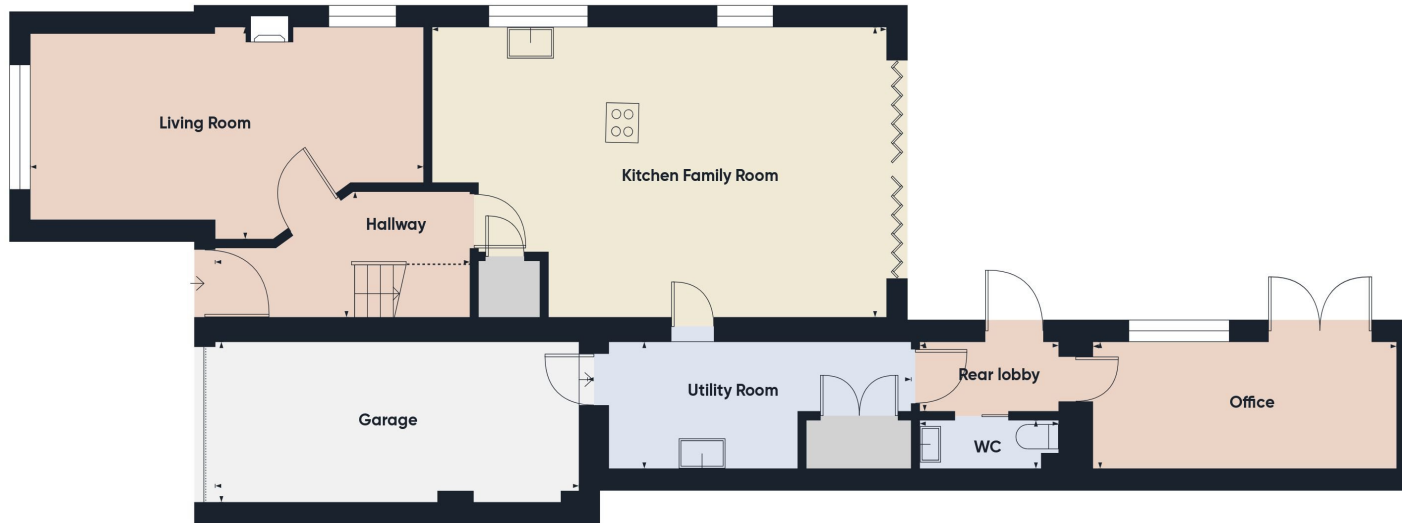
Rear garden Large paved patio area, lawn, flower and shrub borders. Pedestrian paved side access.

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested