



86 Wellbrook Way, Girton,
Cambridge, CB3 0GP

Offers in excess of £435,000



86 Wellbrook Way

Girton, CB3 0GP

- EPC rating C
- En Suite and cloakroom
- Allocated parking

A three-bedroom mid-terraced home, within a modern development in the village of Girton, just 3 miles from Cambridge city centre. The village features a very good school and many excellent amenities, as well as the prestigious Girton College, all within walking distance. It is also close to Eddington, which offers a large Sainsbury's supermarket. Regular bus services from Girton Road and Huntingdon Road provide convenient transport links across the city.

Wellbrook Way is a lively community. This mid-terrace house opens into a welcoming hallway featuring walnut laminate flooring that flows through to the cloakroom and sitting room. The kitchen has matching tile-effect flooring and provides ample storage. A washing machine, dishwasher, and fridge-freezer are included. A big window creates an attractive dining area suitable for both family meals and entertaining.

The spacious sitting room features a window and French doors opening onto the garden. Built-in speakers in the ground-floor ceilings come with remote control.



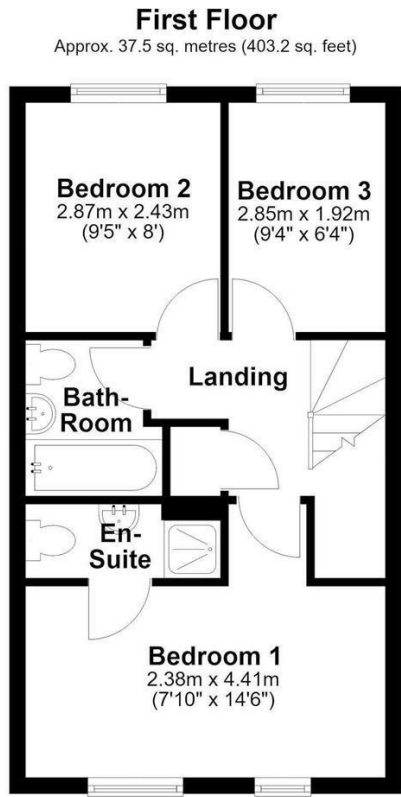
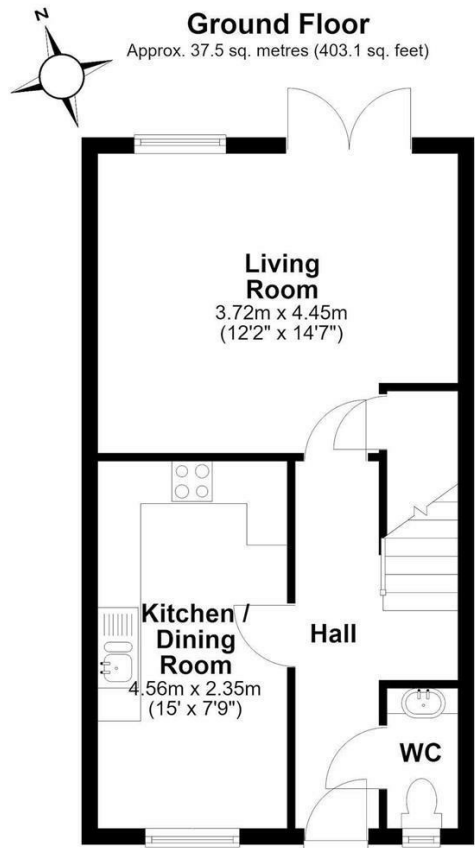


A deep under-stairs cupboard offers useful storage and houses the smart meters.

The garden includes patio space, as well as a large seating area that catches the evening sun. Beyond this is a sturdy garden shed. A rear gate leads to a private parking space and recessed storage for refuse bins. In addition to a large water butt, there is a newly installed external water tap to facilitate garden care and car-cleaning. The garden is laid to lawn, with climbing plants adorning the fences to provide both colour and privacy. External motion-sensitive lighting operates at night.

Up the carpeted stairs, the landing leads to a large master bedroom with an en-suite shower room, a second double bedroom, a single bedroom, and a full family bathroom with a shower over the bath. Additional storage is available in the large airing cupboard, alongside easy access from the landing to the boarded loft, which runs the full width of the house and offers good headroom.

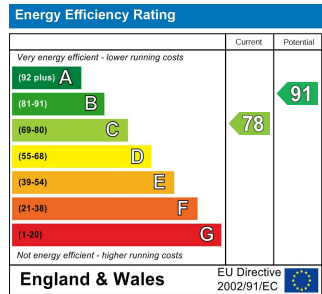




Total area: approx. 74.9 sq. metres (806.4 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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