



16 Woodlands Park, Girton,  
Cambridge, CB3 0QB

**Guide price £700,000**

## 16 Woodlands Park

Girton, CB3 0QB

- South facing garden with large studio
- Refurbished throughout
- Excellent location - 8 minute walk to the Primary School
- EPC rating C
- No chain

A stylish, refurbished, 3-bedroom semi-detached family home in a sought-after village setting with a recently constructed two-room garden studio.

Woodlands Park is one of the village's most popular roads. It is tree-lined and a no-through road, making it popular with families.

The house has been completely refurbished and carefully altered to enhance the living spaces but retain much of the original charm.

The entrance hall has wood-effect flooring, a useful under-stairs storage cupboard, further built-in storage and a cloakroom with a WC. Glazed double doors have been added to provide access to the bay-windowed living room, which has a fireplace. The remainder of the ground-floor accommodation is now open-plan, creating a wonderful family space that overlooks the garden via bifold doors. There is a





fireplace with a wood burner, and the kitchen area has been beautifully refitted with extensive units, solid wood worktops and built-in NEFF appliances.

Upstairs, there are three bedrooms, two are doubles, and the third is a good single room; all have stripped floorboards. The main room has a bay window. The family bathroom has been refitted and has a separate walk-in shower, vanity basin and a WC with a concealed cistern.

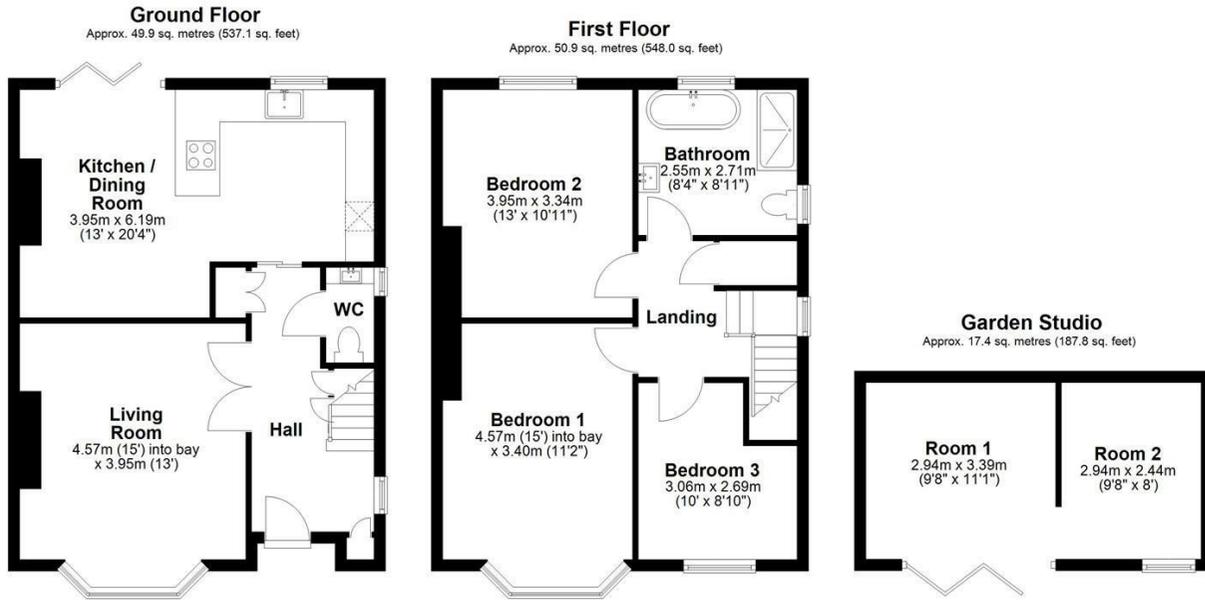
The house has gas central heating and double glazing.

At the front, there is a driveway for parking and a garden. Side access leads to the good-sized rear garden, which is mainly lawn, and it is enclosed by fencing and enjoys a southerly aspect. A patio adjoins the house and has an adjustable pergola/canopy.

At the end of the garden is a recently added studio, with bifold doors, it is divided into two rooms and is fully insulated and has electric heating, making it perfect for year-round use as a home office, teenager's den or possibly an occasional overnight space.

What3words: ///wisdom.wins.year



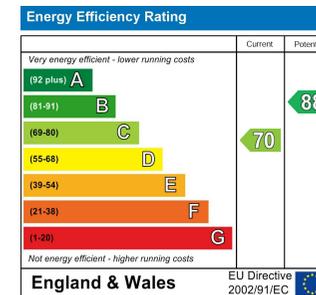


Total area: approx. 118.3 sq. metres (1272.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band:

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