

GRAY
TOYNBEE



25 Hicks Lane, Girton
Cambridge, CB3 0JS

Guide price £900,000



25 Hicks Lane

Girton, CB3 0JS

- 4 bedrooms
- Beautifully finished
- Off-road parking for 3 cars
- EV charger

A stylish, superbly well presented 4 bedroom detached family home with off-road parking and large garden, located on a quiet residential road in the ever popular village of Girton.

25 Hicks Lane was built in 2012 and has been extended and wonderfully improved by the current owners, to now provide for over 1,700sqft of contemporary accommodation.

On the ground floor the hallway leads to a large coat cupboard and downstairs cloakroom. Towards the front of the property is an incredibly useful utility/boot room which benefits from it's own external access and is of a size to have multiple uses.

The second reception room is a good size with bespoke low level cabinetry and a large sash window to the front of the property.

At the end of the hallway is the hugely impressive kitchen/dining/living area. With a vaulted ceiling and extending over 35ft in depth to bi-fold doors overlooking the garden, it provides a significant entertaining space. The kitchen is of top quality with





low-profile quartz worktop, ample cabinetry, double butler sink and built in appliances. The centralised island has a breakfast bar and further undercounter storage and helpfully defines the space while retaining the open-plan feel.

On the first floor two of the bedrooms overlook the rear garden. To the front there is also large double bedroom with en-suite shower room. The family bathroom is very well equipped with modern tiling, vanity unit and a bath with a shower over.

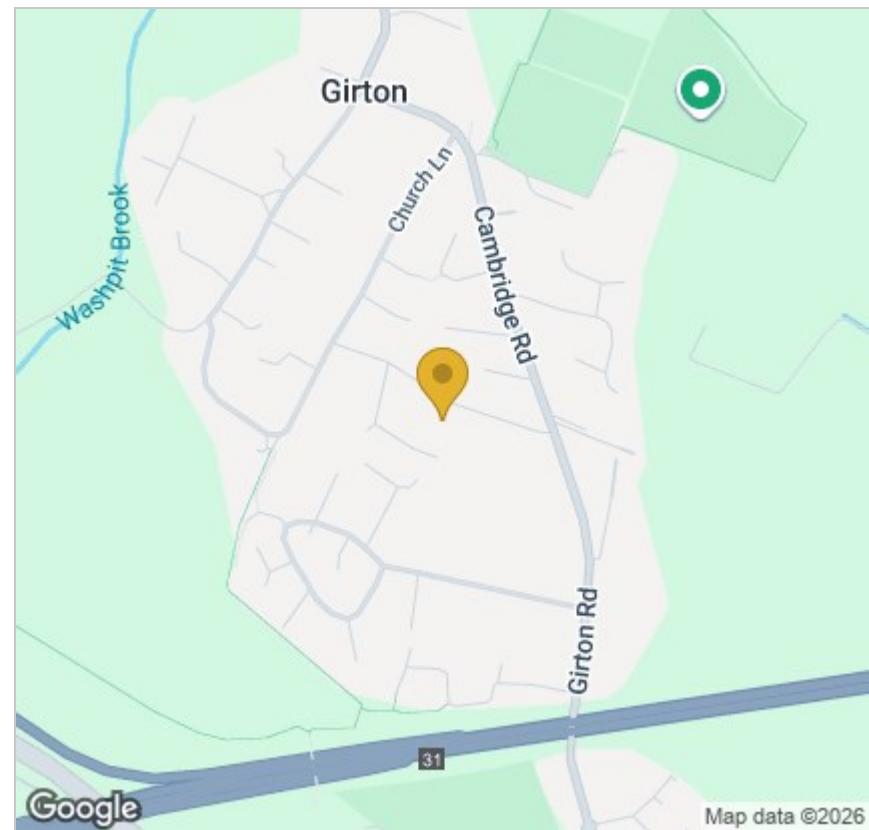
On the second floor is the impressive master suite that spans the depth of the property. There is ample bespoke storage throughout, making excellent use of the space, and a stylish en-suite shower room.

The lovely rear garden is south facing with a raised seating area directly behind the house, leading to a large garden area and a storage shed at the back. The front of the property provides off road parking for 3 cars, and has an EV charger.

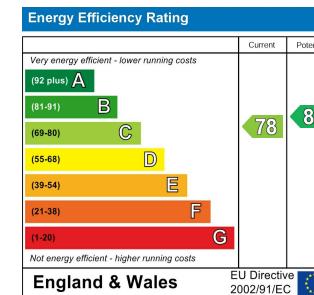
Girton is a popular village with shops, pubs and a primary school, as well as excellent sports/recreation facilities. Hicks Lane is a quiet residential road off the High Street, and provides excellent access to local amenities.

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Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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