

Cambridge Road, Girton, CB3 0PN

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Cambridge Road

Girton,
CB3 0PN

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Guide Price £600,000



- Substantially Improved Four-Bedroom End-Of-Terrace House
- Approximately 1,358 Sq Ft Of Accommodation
- Impressive Open-Plan Kitchen/Family/Dining Room
- Contemporary Fitted Kitchen With Integrated Appliances
- Separate Sitting Room With Feature Fireplace
- Four Well-Proportioned First-Floor Bedrooms
- Modern Family Bathroom And Ground Floor Cloakroom
- Enclosed Rear Garden
- Desirable Non-Estate Position Within Popular Girton
- Offered with No Onward Chain

A substantially improved four-bedroom end-of-terrace house, occupying an established non-estate position within this popular village, featuring an impressive open-plan kitchen/family/dining room, separate living room and enclosed rear garden and with the benefit of off road parking. Offered with no onward chain.















LOCATION

Cambridge Road is a well-established residential address within the popular village of Girton, situated approximately 2 miles north-west of Cambridge city centre. The property is conveniently positioned for the village's local amenities, with Girton Glebe Primary School, village shops and public houses all within easy reach. The village also benefits from a range of recreational facilities, including Girton Golf Club and tennis club, whilst the surrounding countryside provides opportunities for walking and outdoor pursuits. Cambridge city centre is readily accessible via Huntingdon Road, with the nearby Eddington development providing further shopping and leisure facilities. The location is also particularly convenient for access to the A14 and M11, together with the wider Cambridge employment and research centres.

ENTRANCE HALL
A timber and glazed panel entrance door opens into a welcoming entrance hall with carpeted flooring, staircase rising to the first-floor accommodation with white painted balustrading and useful understairs storage cupboards. Radiator and doors leading to the ground-floor accommodation.

CLOAKROOM
Fitted with a contemporary white suite comprising a wash hand basin with chrome mixer tap and useful storage cupboard beneath, together with a low-level WC. Part-tiled splashback, wood-effect flooring and radiator.

LIVING ROOM
A well-proportioned reception room featuring a fireplace with inset contemporary stove and stone hearth, together with a broad front-facing bay window providing an attractive outlook across the front garden. The room is further enhanced by a good amount of natural light and offers a comfortable and separate space for relaxation.

KITCHEN/FAMILY/DINING ROOM
Undoubtedly a particular feature of the property, this impressive open-plan space provides an excellent arrangement for modern family living and entertaining, incorporating clearly defined kitchen, dining and informal seating areas.

The kitchen is comprehensively fitted with an extensive range of contemporary light-coloured gloss-fronted base and wall units, complemented by solid timber working surfaces and a striking green glass splashback. Integrated appliances include a double electric oven, five-ring gas hob with stainless steel extractor canopy above and an inset sink unit with mixer tap. There is also provision for further appliances and ample storage.

The kitchen is particularly well served by natural light, with a roof window and windows overlooking the garden. The adjoining dining area provides ample space for a family-sized dining table, whilst the adjoining family area offers further flexibility for informal seating. Wide glazed sliding doors provide direct access onto the rear garden, creating a natural connection between the principal living space and outside.

Wood-effect flooring extends throughout, with a further door providing access to the rear garden.

FIRST FLOOR LANDING
Stairs rise to the first-floor landing with access to the loft space, useful airing cupboard housing the hot water cylinder and doors leading to the four bedrooms and family bathroom.

BEDROOM 1
A well-proportioned double bedroom with window overlooking the front elevation and radiator.

BEDROOM 2
A further generous double bedroom with window overlooking the rear garden and radiator.

BEDROOM 3
A well-proportioned bedroom with window to the rear elevation and radiator.

BEDROOM 4
A versatile fourth bedroom, equally suitable for use as a study or home office, with window to the front elevation and radiator.

FAMILY BATHROOM
Fitted with a contemporary white suite comprising a panelled bath with glazed shower screen and shower fittings above, wash hand basin with vanity storage beneath and low-level WC. Wood-effect flooring, chrome heated towel rail and obscure glazed window.

OUTSIDE
The property occupies an established non-estate position, being set back from the road behind an attractive front garden, principally laid to lawn and complemented by a mature tree and established boundary hedging. A pathway leads to the front entrance.

The rear garden is enclosed by timber fencing and established hedging, providing a good degree of privacy. Principally laid to lawn, the garden also incorporates a paved seating area, ideal for outdoor dining and entertaining, together with useful timber garden storage. There is also rear vehicular access from Mayfield Road, providing access to the property's off-road parking.







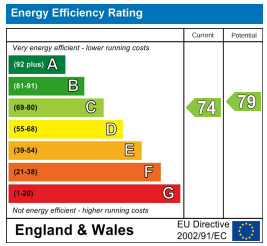






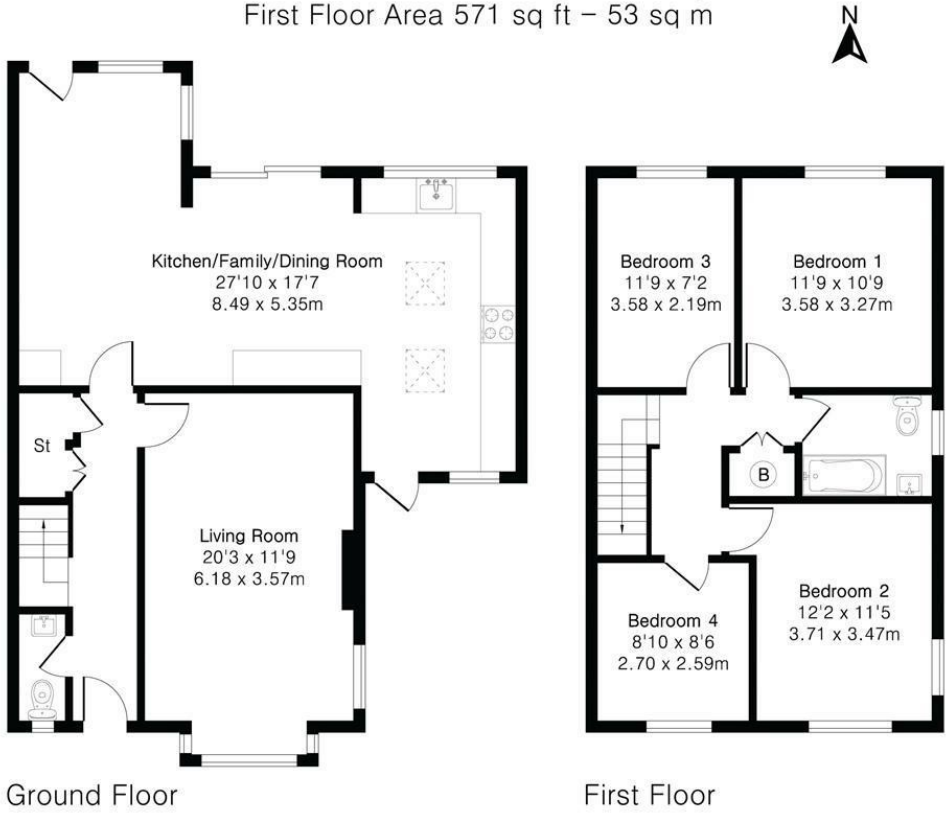






Guide Price £600,000
Tenure - Freehold
Council Tax Band - D
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1358 sq ft - 126 sq m
Ground Floor Area 787 sq ft – 73 sq m
First Floor Area 571 sq ft – 53 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

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