



56 West Drive, Highfields Caldecote,
Cambridge, CB23 7NY

Guide price £600,000



56 West Drive

Highfields Caldecote, CB23 7NY

- 5 bedroom detached
- Good size plot with double garage
- Study and a garden studio

A 5-bedroom detached house of about 1800 sq. ft, with extensive, well-planned family accommodation, a double garage, a large garden in a particularly quiet position, just 10 minutes from Cambridge,

This deceptively spacious house has been well designed and thoughtfully laid out to create a bright, open feel and offer large families a versatile living space.

This non-estate, individual house has a large living room with a dual aspect, including doors to the garden, and a fireplace with a wood burner. Double doors lead to the dining room, which also opens to a large kitchen, which has a range of good quality units and extensive quartz worktops, integrated appliances and a tiled floor. There is a useful utility room with fitted units and a door to the garden. A study, cloakroom, WC and a large reception hall complete the ground floor.

Upstairs, there is a galleried





landing off which are five bedrooms, all of which are a good size, and the main room has a re-fitted ensuite shower room and WC. The family bathroom has also been refitted and includes a shower over the bath and a WC.

The house has oil-fired central heating, double glazing, and a solar system providing hot water.

The house has plenty of parking at the front as well as a double garage with storage space above. The remainder of the front garden is low-maintenance and has raised beds. Side access leads to the rear garden, which is mainly lawned, and there is a patio adjoining the house. The garden is enclosed by fencing and has a good size, insulated studio, perfect as a work-from-home space, a teenager's den or a workshop

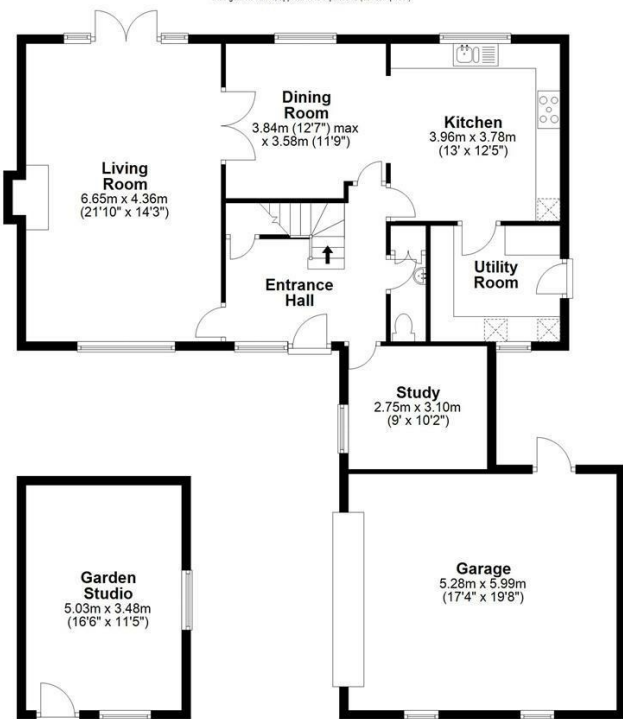
What3words: ///bedding.octagonal.fizzle

Agents' note: The driveway is shared with the neighbouring properties, and the cost of upkeep is shared.



Ground Floor

Main area: approx. 88.2 sq. metres (949.6 sq. feet)
 Plus garages: approx. 31.6 sq. metres (340.1 sq. feet)
 Plus garden studio: approx. 17.5 sq. metres (188.2 sq. feet)

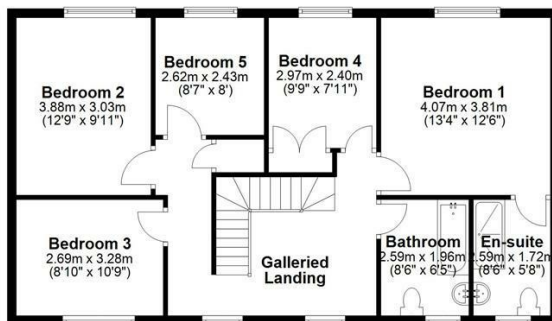


Main area: Approx. 168.3 sq. metres (1811.6 sq. feet)
 Plus garages: approx. 31.6 sq. metres (340.1 sq. feet)
 Plus garden studio: approx. 17.5 sq. metres (188.2 sq. feet)

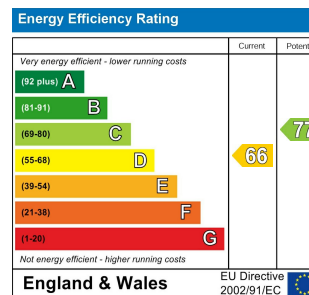
Drawings are for guidance only
 Plan produced using PlanUp.

First Floor

Approx. 80.1 sq. metres (862.0 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
 Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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