

Wilding Walk, Cambridge
CB4 1RH

Pocock + Shaw

2 Wilding Walk
Cambridge
Cambridgeshire
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A very well presented 4 bedroom house enjoying a cul de sac location, rear courtyard and driveway parking in Chesterton. Well located for access into the City Centre, Science and Business Parks and the Cambridge North Railway Station

- Impressive open-plan layout
- Four bedrooms
- Family area with large roof lantern and bi-fold patio doors
- Shower room and family bathroom
- Electric car charging point
- Secure bike store
- Cul de sac location



Guide Price £525,000







Wilding Walk is a small cul-de-sac off Scotland Road. The property has been cleverly extended and improved over recent years and now provides stylish, well presented and versatile accommodation. Offering easy access to a wide variety of shopping on Chesterton High Street, attractive riverside walks to the city centre via Stourbridge and Midsummer Common, the property also provides easy access to Cambridge North railway station, Science Park and the A14.

In detail the accommodation comprises;

Ground Floor Part glazed upvc multi-lock security door (approx 2 years old) leading onto

Reception lobby with window to side and door to bedroom 4/study (see later), ceiling mounted spotlight units, flooring, opening onto

Living room 24'2" x 9'9" (7.37 m x 2.97 m) with full length window to front, recessed ceiling spotlights, feature vertical tubular radiator, flooring, stairs to first floor, opening onto the study/family room (see later) and semi open plan to the recessed kitchen area.

Kitchen area 8'4" x 7'11" (2.55 m x 2.42 m) with excellent range of white high gloss fitted wall and base units with roll top work surfaces and upstands, under unit lighting, built in induction hob with splashbacks and Bosch stainless steel chimney extractor hood over and double oven below, one and a quarter bowl stainless steel sink unit and drainer, integrated washing machine, dishwasher and fridge/freezer, cupboard housing the Ideal gas combination boiler, feature open aperture to utility/desk area, breakfast bar.

Study/bedroom 4 16'1" x 7'6" (4.89 m x 2.28 m) with window to front, radiator, recessed ceiling spotlights, flooring, built in drawer units and shelving.

Family area 14'4" x 8'8" (4.38 m x 2.65 m) adding an extension to the property providing more space and flexibility. large feature roof lantern, bi-fold patio doors with fitted blinds to paved patio garden, recessed ceiling spotlights, useful set of built in cupboards to one wall with integrated freezer, radiator, flooring.

Shower room with window to rear, fully enclosed and tiled shower cubicle with chrome shower unit, vanity wash handbasin with mirror fronted cabinet over, chrome heated towel rail, wc, fully tiled walls, recessed ceiling spotlights, ceramic tiled flooring.

First Floor

Landing with loft access hatch with pull down ladder to fully boarded loft with light and storage, doors to

Bedroom 1 11'9" x 9'1" (3.57 m x 2.76 m) with window to rear, radiator.

Bedroom 2 12'4" x 9'1" (3.77 m x 2.76 m) with window to front, radiator.

Bedroom 3 9'6" x 8'11" (2.89 m x 2.71 m) with window to front, radiator.

Bathroom with window to rear, panelled bath with part tiled surround and chrome shower unit over, vanity wash handbasin, shelving to corner, chrome heated towel rail, built in shelved cupboard, painted floorboards.

Separate WC with window to rear, wc, painted floorboards.

Outside Paved driveway to the front with concrete base and Asgard secure metal bike storage unit, bike anchor point and EV charge point. Enclosed rear garden 6.0m x 3.08m (max) with patio garden with secure rear access gate, external socket points, under eaves lighting, bike anchor point, timber shed and bay tree, paving.

Services All main services

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



















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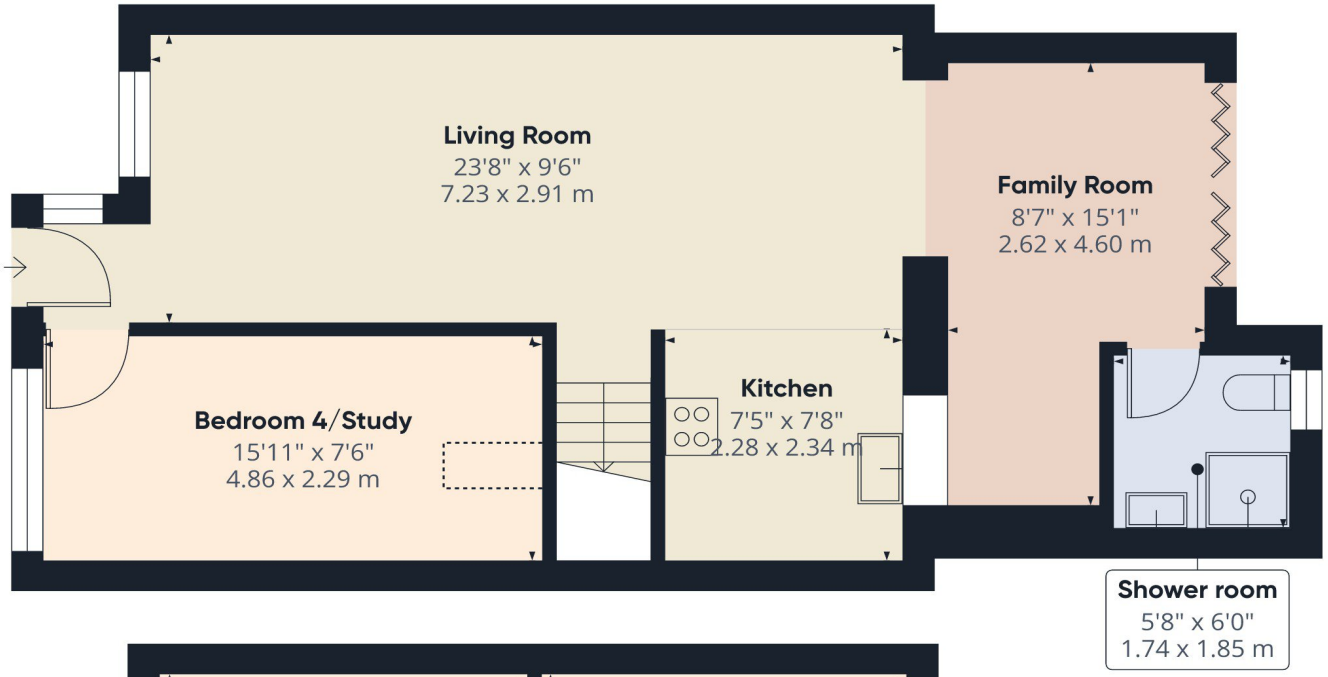
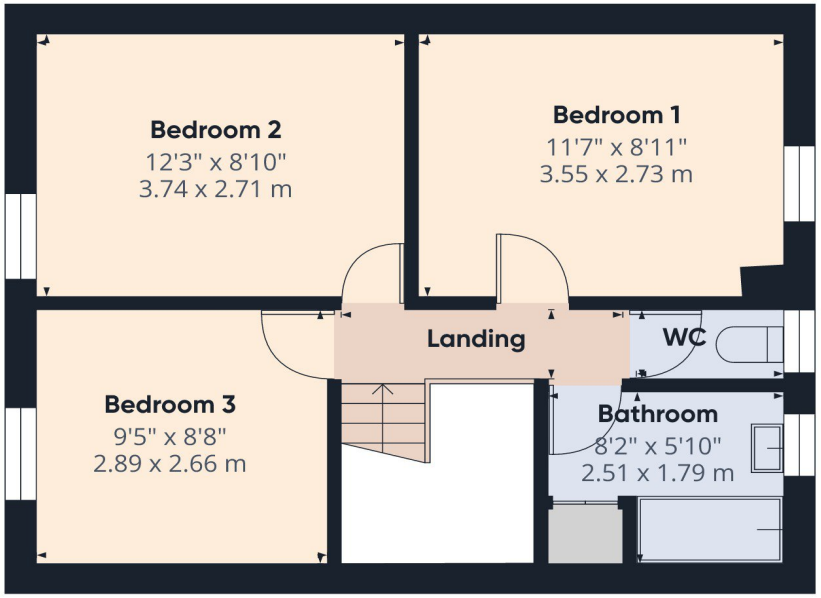
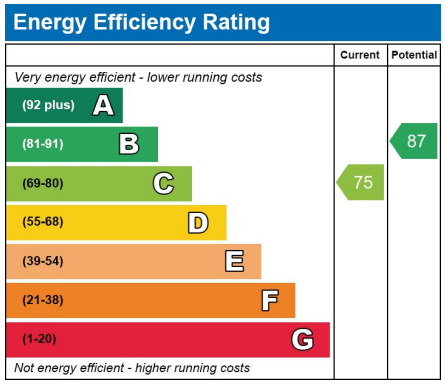




Total approximate area:
99m^2 (EPC)





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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