



3 Turpyn Court  
Cambridge, CB4 2RN

**Guide price £375,000**

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- 20ft kitchen/family room
- Garage and parking
- EPC rating C

An extended three-bedroom family house offering 1000 sq. ft. of easy-to-run accommodation, with a large open-plan kitchen/family room, a garage and parking, located in a convenient location.

There is a living room at the front of the house, the kitchen/family room has a full-width extension and a vaulted ceiling with Velux roof lights, and double doors to the garden. The kitchen area is well appointed with extensive base and eye-level cupboards and an oven, hob, and extractor, as well as spaces for appliances. There is a spacious hallway, a cloakroom, and a WC.

Upstairs, there are three bedrooms. Two are doubles and have built-in storage, the third room is a good-sized single room. The bathroom has a shower over the bath and a WC. A large storage cupboard on the landing houses the gas boiler.

The house has double glazing and gas central heating.

There is a small front garden, the





rear garden is paved for ease of maintenance, enclosed by fencing, and there is an outside tap and socket. A rear gate leads out to the driveway, parking, and the garage.

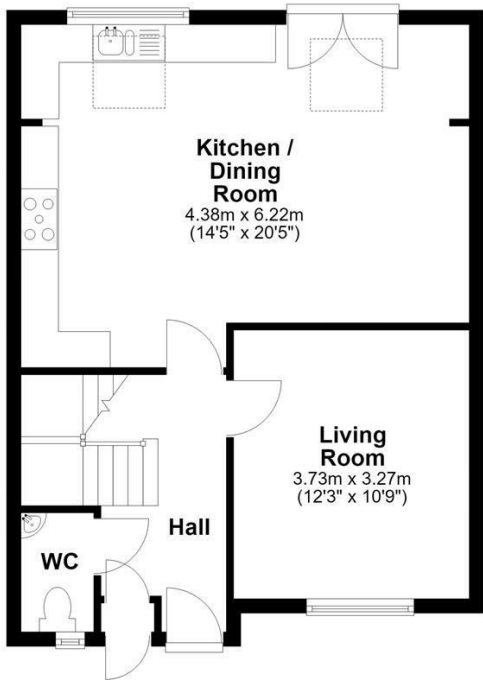
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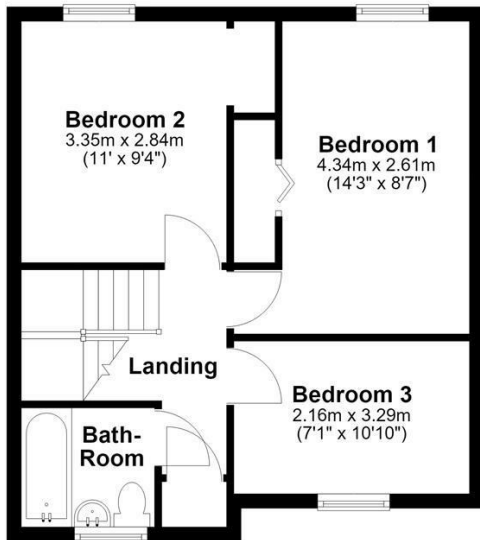
**Ground Floor**

Approx. 50.8 sq. metres (547.0 sq. feet)



**First Floor**

Approx. 42.3 sq. metres (455.4 sq. feet)

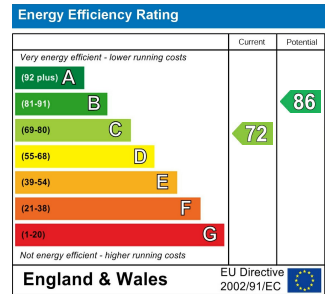


Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.  
Plan produced using PlanUp.



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: C

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