

GRAY TOYNBEE

3 Magdalene Close

Longstanton, CB24 3EG

Guide price £280,000

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Longstanton, CB24 3EG

- 2 bedrooms
- Allocated off road parking
- Popular village
- Close to local ameneties

A beautifully positioned two-bedroom semi-detached home, offering allocated off-road parking and situated within the popular village of Longstanton.

The property opens into an entrance hall, providing useful space for coats and shoes, with stairs rising to the first floor. The bright and welcoming living room enjoys a dual aspect, with attractive views over the communal green space. There is ample room for both lounge and dining furniture, alongside a useful understairs storage cupboard.

The galley-style kitchen is accessed directly from the living room and is fitted with a range of wall and base units. There is space for a gas oven, together with ample room and plumbing for appliances. A useful utility area is positioned to the front of the property, with an additional external door offering potential as a convenient boot room entrance. The kitchen also provides direct access to the rear garden.

Upstairs, there are two bedrooms, comprising a generous double and a comfortable single. The principal bedroom benefits from a dual aspect, a useful recessed area ideal for a built-in wardrobe, and further space for freestanding storage or a desk. Bedroom two is a















well-proportioned single room with fitted wardrobes.

The family bathroom is fitted with a large walk-in shower enclosure, WC, vanity wash hand basin and heated towel rail.

Outside, the south-west-facing rear garden is fully enclosed and offers a good degree of privacy. Mainly laid to lawn, the garden also benefits from a substantial timber shed, which will remain and has the added advantage of both light and power. Gated side access leads directly to a generous communal green space, providing an attractive outlook and additional open space to enjoy. The property also benefits from two off road allocated parking spaces.

Agents note- The current owner pays a monthly fee to the management company for the development of approx £19.19.

Satnav: CB24 3EG
What3Words: ///boost.husky.watched

Longstanton is a popular village north of Cambridge with a local primary school, shops and a GP surgery less than a minute's walk from the property. There is also a secondary school in neighbouring Northstowe. The A14 is easily accessible, and Cambridge is only a 15-minute drive away.





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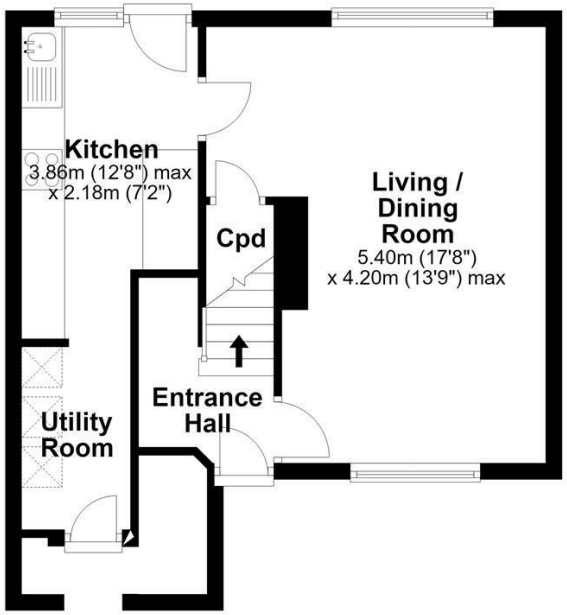
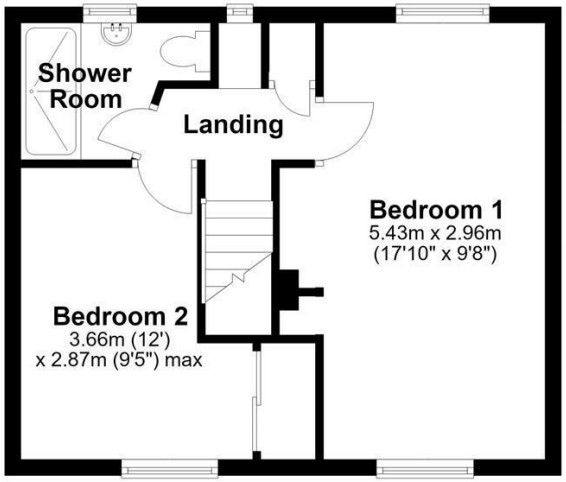
Ground Floor
Approx. 37.8 sq. metres (406.7 sq. feet)

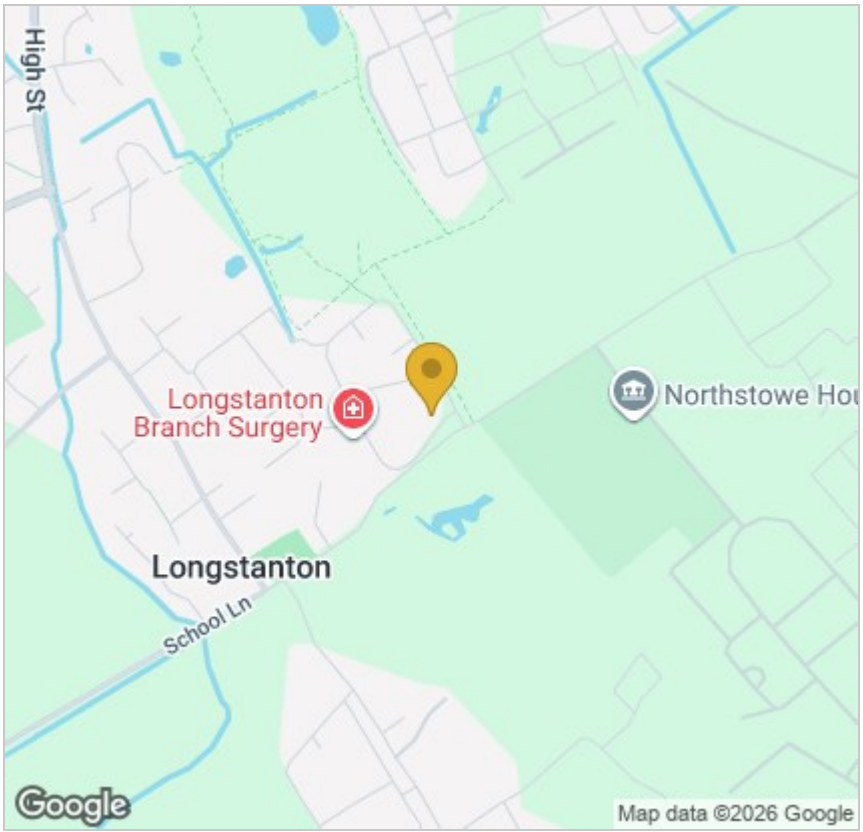


First Floor
Approx. 36.4 sq. metres (391.4 sq. feet)

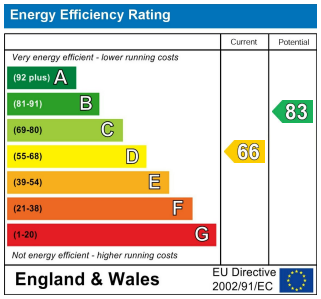


Total area: approx. 74.1 sq. metres (798.0 sq. feet)

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: B

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Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com