



11 James Wadsworth Close, Over  
Cambridge, CB24 5AA

**Guide price £500,000**

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# 11 James Wadsworth Close

Over, CB24 5AA

- Detached house
- 4 bedrooms
- Private road
- Desirable village location
- No chain

A four bedroom detached family home, arranged over three storeys and situated on a private road in the popular village of Over. The property benefits from off street parking, a garage and no onward chain.

Upon entry, the hallway is spacious and welcoming, creating a generous feeling on arrival. The living room is positioned at the front of the property, overlooking the central green space of the private street. The room is carpeted with the dual aspect windows, including a large front window and smaller side window, allow plenty of natural light into the space.

Leading through the ground floor, the kitchen is particularly spacious and stretches across the width of the house. There is a range of high and low level cabinetry, wood effect worktops, tiled flooring, an integrated gas hob, stainless steel sink and space and connections for all white goods. The kitchen also offers a side door for rear access, two windows providing excellent natural light, and space for a dining table. The gas central heating boiler is neatly concealed within a kitchen cupboard.

The ground floor also benefits from a useful cloakroom and understairs storage.





Heading upstairs, the carpeted staircase gives warmth to the upper levels. On the first floor, there are three bedrooms, two of which are positioned to the rear overlooking the garden, with the third bedroom located at the front. The family bathroom is tiled throughout and comprises a shower over bath, WC and basin. There is also an additional storage cupboard housing the hot water cylinder.

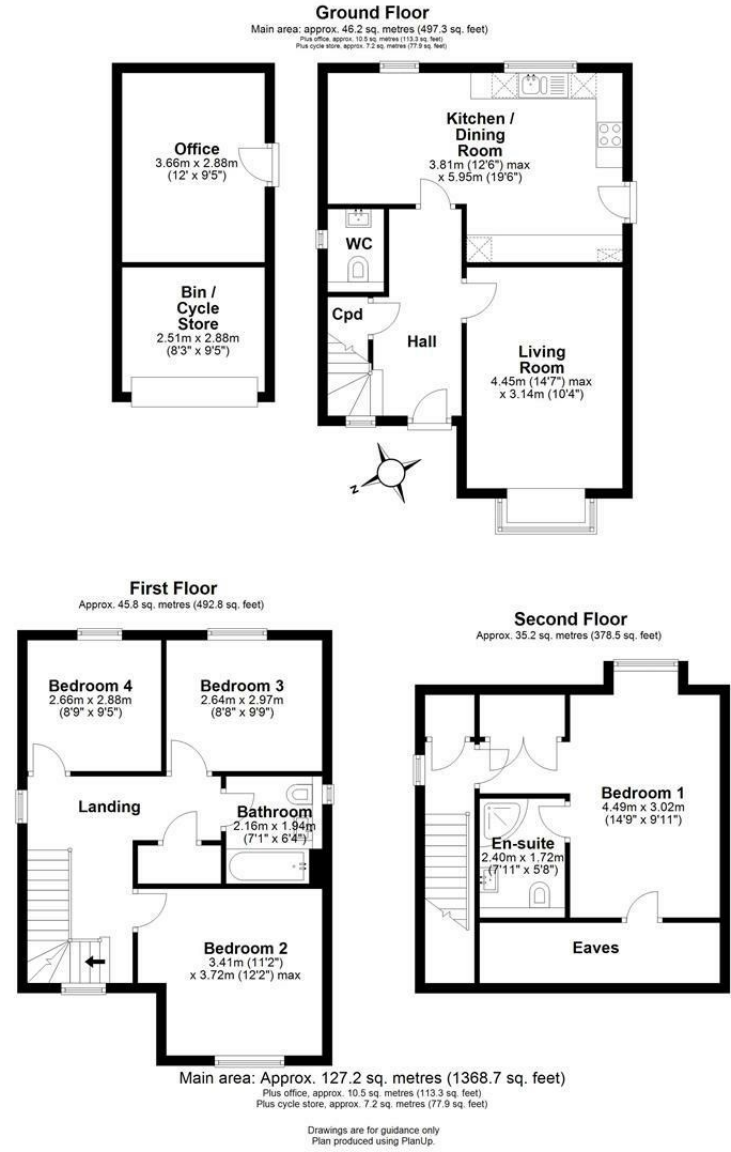
The principal bedroom occupies the top floor and benefits from a double fitted wardrobe and an en suite, finished to the same specification as the family bathroom. This room offers a good degree of privacy, along with views over the garden.

Externally, the garden is a good space, laid partly to lawn, with access to the garage via a side door from the garden, as well as from the front of the property. The garage space is currently divided into two sections, one for storage and another as a useful home office.

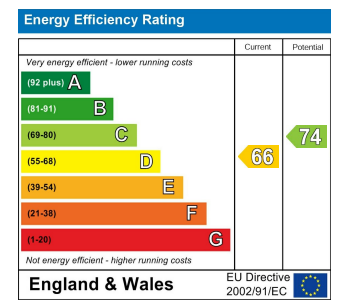
The property would benefit from some cosmetic improvement, representing an excellent opportunity to create a wonderful family home of approximately 1,400 sq ft, in the heart of the village and within walking distance of the primary school and local amenities.

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## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: E

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.

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