



9 College Fields, Woodhead Drive
Cambridge, CB4 1YZ

Guide price £700,000



9 College Fields Woodhead Drive

Cambridge, CB4 1YZ

- Detached Family Home
- Large Garage
- Extended Kitchen/Dining Room
- Driveway Parking

An excellently presented, detached four-bedroom family home comprising approximately 1,340 sq ft, tucked away in a quiet cul-de-sac within a popular residential part of the city.

The property is entered via a central entrance hall, providing a generous and welcoming space with plenty of room for coats and shoes. To the front is a good-sized study, offering a versatile room that could work equally well as a home office, playroom or additional reception space.

To the rear is the standout open-plan kitchen and dining room, finished to a high standard with shaker-style cabinetry, quartz worktops and tiled flooring. The kitchen also benefits from underfloor heating throughout the kitchen and dining areas, together with a hot water tap incorporating a cold water filter. The extended section features a pitched roof with skylight, creating a bright and impressive space ideal for both everyday family life and entertaining. There is also space for freestanding white goods.

The separate living room provides a good sense of division from the main social space while remaining bright and inviting, with a side window and patio doors providing natural light and direct access to the garden. The





ground floor also benefits from useful under-stairs storage, a well-presented cloakroom and a large integral garage, which can be accessed from both the kitchen and the front of the property and provides excellent storage.

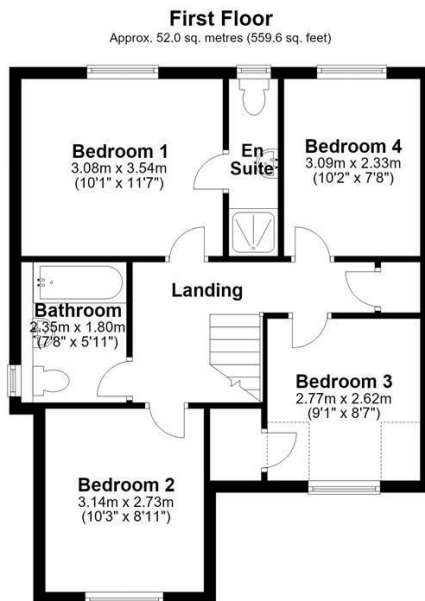
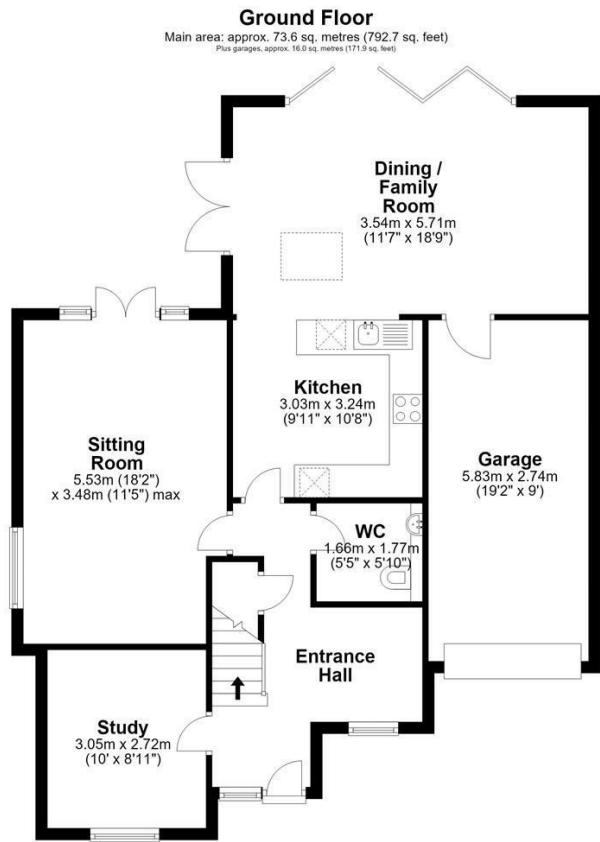
Upstairs are four well-proportioned bedrooms. The principal bedroom benefits from a full en-suite shower room, while one of the additional bedrooms includes a useful storage cupboard over the stairs, currently arranged as a compact study area. All four rooms offer comfortable bedroom accommodation.

The family bathroom is also a good size and benefits from a window, extractor fan and useful built-in shelving for storage. The property also benefits from a boarded loft, providing valuable additional storage space.

Externally, the rear garden has been designed to be both enjoyable and manageable, with a lawn and a good-sized patio area. To the front, there is driveway parking in addition to the garage.

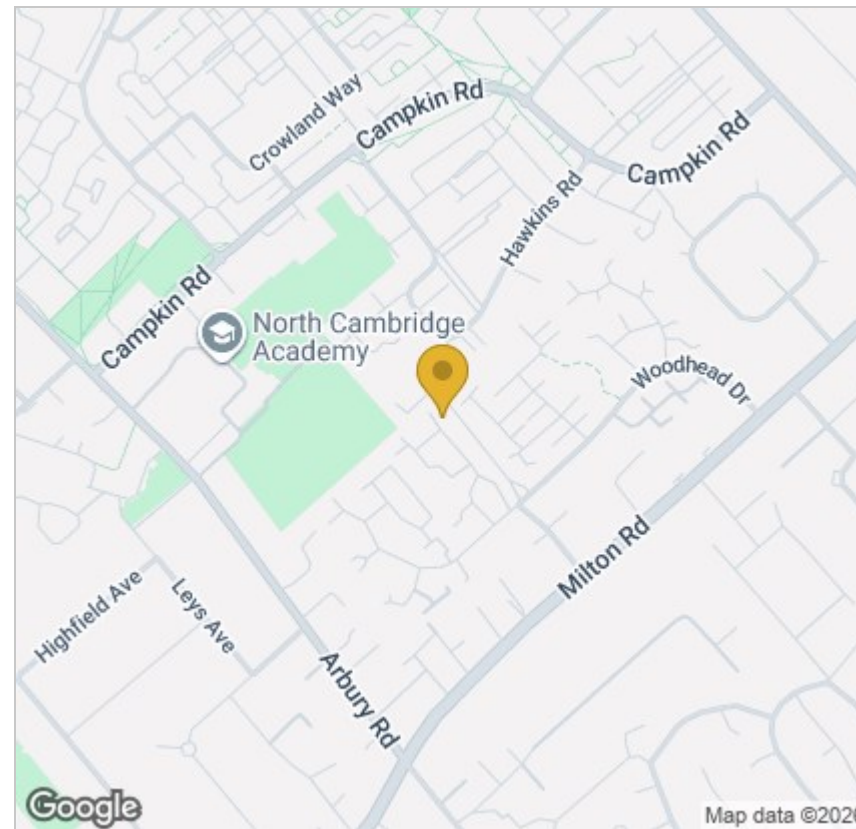
///deal.tinsel.rent



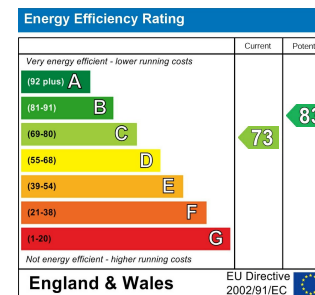


Main area: Approx. 125.6 sq. metres (1352.3 sq. feet)
Plus garages, approx. 16.0 sq. metres (171.9 sq. feet)

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: 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.

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