



56 West Drive, Highfields Caldecote,  
Cambridge, CB23 7NY

Guide price £600,000



## 56 West Drive

Highfields Caldecote, CB23 7NY

- 5 bedroom detached
- Good size plot with double garage
- Study and a garden studio

A 5-bedroom detached house of about 1800 sq. ft, with extensive, well-planned family accommodation, a double garage, a large garden in a particularly quiet position, just 10 minutes from Cambridge,

This deceptively spacious house has been well designed and thoughtfully laid out to create a bright, open feel and offer large families a versatile living space.

This non-estate, individual house has a large living room with a dual aspect, including doors to the garden, and a fireplace with a wood burner. Double doors lead to the dining room, which also opens to a large kitchen, which has a range of good quality units and extensive quartz worktops, integrated appliances and a tiled floor. There is a useful utility room with fitted units and a door to the garden. A study, cloakroom, WC and a large reception hall complete the ground floor.

Upstairs, there is a galleried





landing off which are five bedrooms, all of which are a good size, and the main room has a re-fitted ensuite shower room and WC. The family bathroom has also been refitted and includes a shower over the bath and a WC.

The house has oil-fired central heating, double glazing, and a solar system providing hot water.

The house has plenty of parking at the front as well as a double garage with storage space above. The remainder of the front garden is low-maintenance and has raised beds. Side access leads to the rear garden, which is mainly lawned, and there is a patio adjoining the house. The garden is enclosed by fencing and has a good size, insulated studio, perfect as a work-from-home space, a teenager's den or a workshop

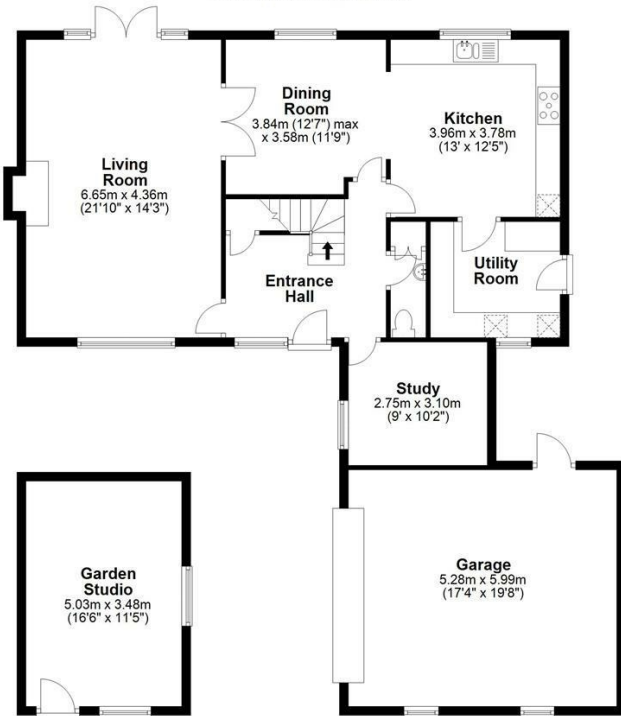
What3words: ///bedding.octagonal.fizzle

Agents' note: The driveway is shared with the neighbouring properties, and the cost of upkeep is shared.



## Ground Floor

Main area: approx. 88.2 sq. metres (949.6 sq. feet)  
 Plus garages: approx. 31.6 sq. metres (340.1 sq. feet)  
 Plus garden studio: approx. 17.5 sq. metres (188.2 sq. feet)

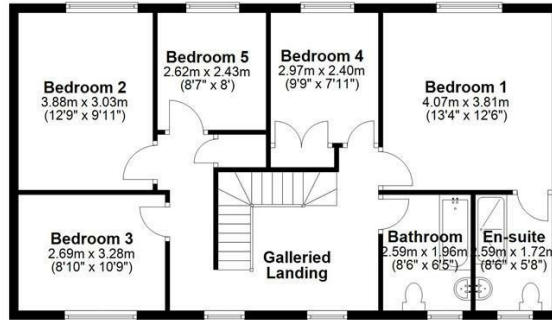


Main area: Approx. 168.3 sq. metres (1811.6 sq. feet)  
 Plus garages: approx. 31.6 sq. metres (340.1 sq. feet)  
 Plus garden studio: approx. 17.5 sq. metres (188.2 sq. feet)

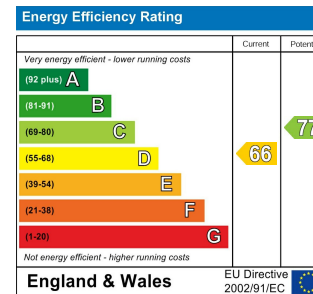
Drawings are for guidance only  
 Plan produced using PlanUp.

## First Floor

Approx. 80.1 sq. metres (862.0 sq. feet)



## Energy Efficiency Graph



Tenure: Freehold  
 Council tax band: F

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