



Bush & Co.



## 275 Wellbrook Way, Girton, CB3 0GL

Guide Price £645,000 Freehold

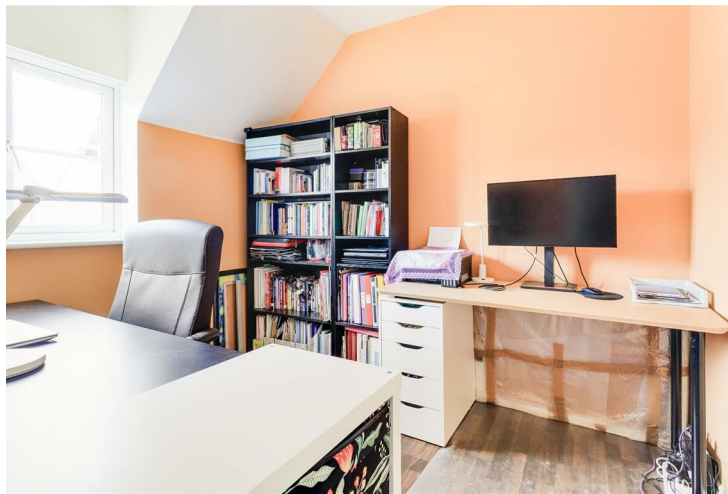


Energy Rating Band C

In brief, the accommodation consists of a storm porch, which leads to the entrance hallway, which has stairs rising to the first floor, under-stair storage, WC off. The living room is light and airy, spanning the whole width of the property, over 21ft in length. There are dual aspect windows and patio doors which lead to the rear garden. The kitchen has a range of cabinets and drawers, ample work surfaces, an integrated dishwasher, an integrated double oven, a 4-ring gas hob with extractor above tiled splashback, and 2 windows to the rear. Off the kitchen is a utility room, with storage cupboards, sink with mixer tap, space and plumbing for various appliances, and a part-glazed door leads to the garden. The dining room is located at the front of the property and could easily be adjoined to the kitchen, to make an open plan kitchen/diner. The ground floor accommodation is finished with a WC.

The first floor accommodation has 4 bedrooms, off a central landing with access to the loft space. Bedroom 1 is a good-sized double, with built-in storage and an en suite, walk-in shower, WC, wash hand basin, and Velux window. Bedroom 2 again is a double with an en suite shower, WC, and hand wash basin. Bedroom 3 is a double, and bedroom 4 is a comfortable single. The family bathroom has a bath with a shower over, WC, wash hand basin.

Outside, the property is located at the end of Wellbrook Way, in a traffic-free location, and the property overlooks the nature reserve to the front. There is off-street parking, a garage with power and light connected. The large rear garden has a patio area, timber storage shed, and a secure wooden gate that gives access to the front of the property.



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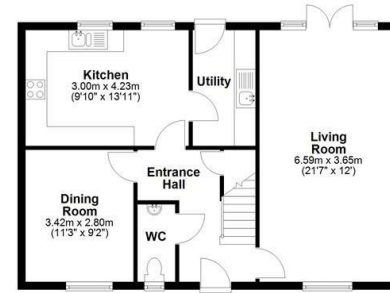
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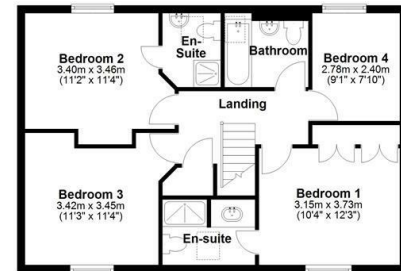
Contact us for a free valuation of your property  
**01223 246262**  
[sales@bushandco.co.uk](mailto:sales@bushandco.co.uk)

Established. Independent. Passionate

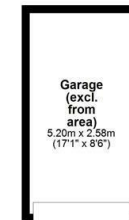
**Ground Floor**  
Approx. 63.7 sq. metres (685.7 sq. feet)



**First Floor**  
Approx. 64.2 sq. metres (690.9 sq. feet)



**Outbuilding**  
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 127.9 sq. metres (1376.6 sq. feet)  
Drawings are for guidance only  
Plan produced using PlanUz.

## Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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