



Bush & Co.



201 Wellbrook Way, Girton, CB3 0GL

Guide Price £385,000 Freehold



A well presented two double bedroom semi-detached home with newly fitted carpets throughout, a car port to the side and a large rear garden. The property is nestled in a traffic free location on a modern development in the popular village of Girton, being sold with no onward chain. With space to the side and rear there could be scope to extend, subject to planning.

The front door leads to a welcoming entrance hallway with stairs rising to the first floor. There is a cloakroom off the hallway with a WC and hand wash basin.

The kitchen has a range of matching cabinets and drawers, ample work surfaces, an integrated fan oven, four ring hob with extractor above, space and plumbing for a dishwasher and washing machine as well as a window to the front aspect.

The spacious living room is light and airy with a window to the rear aspect and patio doors leading to the garden. There is a useful under stairs storage cupboard.

The first floor accommodation includes two double bedrooms off a central landing with access to the loft space.

Bedroom one is located to the rear and is a generous double room with built in wardrobes.

Bedroom two is another double room with a storage cupboard housing the water cylinder.

The family bathroom has a bath with glass screen and shower over, WC and hand wash basin. It is finished with modern tiling and wood effect flooring.

Outside - The property is situated in a traffic free location. There is a carport to the side that provides a covered driveway with further parking available in front of the house.

The lovely rear garden has a paved patio, planting borders and a large lawn. A secure wooden gate gives access to the front of the property.

The picturesque village of Girton sits on the western fringe of Cambridge, around 2.5 miles from the historic centre, offering the best aspects of both city and village living. The village itself provides superb facilities with primary and nursery schooling nearby as well as public houses, a renowned golf course and sports field. There is a small co-op supermarket on the edge of the village with larger shops within close proximity.

Agents Note : The kitchen appliances are to be included within the sale.



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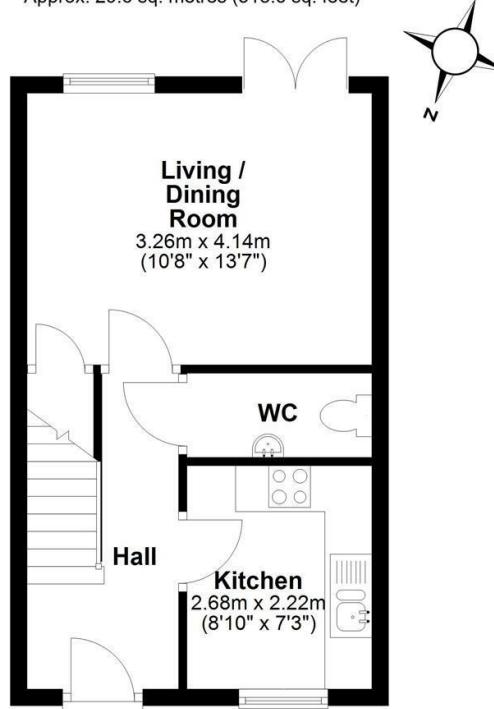
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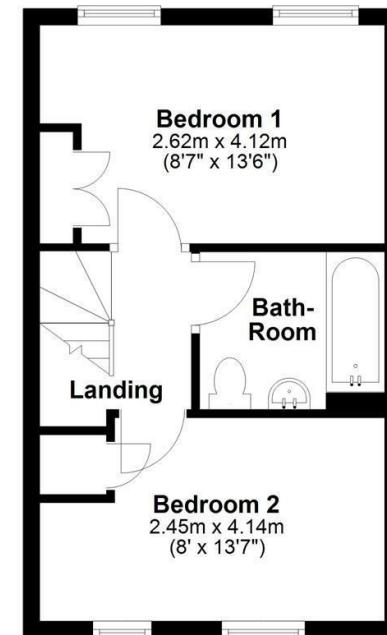
Ground Floor

Approx. 29.6 sq. metres (318.6 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 59.0 sq. metres (634.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band C

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

Viewing - By Appointment

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