



36 Weavers Field, Girton, Cambridge, CB3 0XB
Guide Price £575,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED, THREE-BEDROOM FAMILY HOME LOCATED WITHIN WEAVERS FIELD, GIRTON.

- Detached house
- 4 bedrooms, 3 bathrooms, 1 reception room
- Gas fired central heating to radiators
- EPC-C/71
- 1005.7 sqft/93.4 sqm
- Constructed in 1999
- Driveway parking
- Council tax band- E

Having been constructed in 1999, this family home has more recently benefited from a garage conversion providing a fourth bedroom with an ensuite shower room. The internal accommodation of the property is across two levels and measures in the region of 1005.7sqft / 93.4sqm.

To the ground floor the property comprises of a living area with storage beneath the stairs, an open plan kitchen/dining area with French doors opening into the rear garden and a fourth bedroom/second reception space with a jack and jill shower room. The fourth bedroom has its own independent access to the side of the property and would suit a young adult wanting their own independence. The kitchen of the property was recently replaced and benefits from tiled flooring and generous levels of worktop with under counter lighting. The kitchen also comprises ample storage at both eye level and base level as well as integrated appliances which include a fridge/freezer, a fan assisted oven, a dishwasher and a washing machine. Completing the ground floor is a separate WC located off the inner hallway.

To the first floor, the property has three double bedrooms with built-in storage to all three bedrooms. The master bedroom suite includes a renovated ensuite shower room with a walk-in shower, low level WC and a vanity unit with sink above. Serving the remaining two bedrooms is a family bathroom suite with a panelled bath with shower above, a low-level WC and a pedestal sink unit.

Externally – to the front of the property is a driveway, providing parking for two vehicles. To the side of the property is gated access which takes you through to the rear garden. The rear garden of the property is fully enclosed, laid predominately to lawn and has a patio/seating area accessible from the French doors off the kitchen.

Location

Girton is a highly favoured residential area to live, lying just 2 miles north-west of the city with a fast approach via the Huntingdon Road. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and the property is also within the catchment area for the Girton Glebe Primary School and Impington Village College.

Girton has its own golf course and tennis club and the village is situated on the edge of open countryside over which there are some pleasant walks.

A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage

Statutory Authorities

South Cambridgeshire District Council
Council tax band -E

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

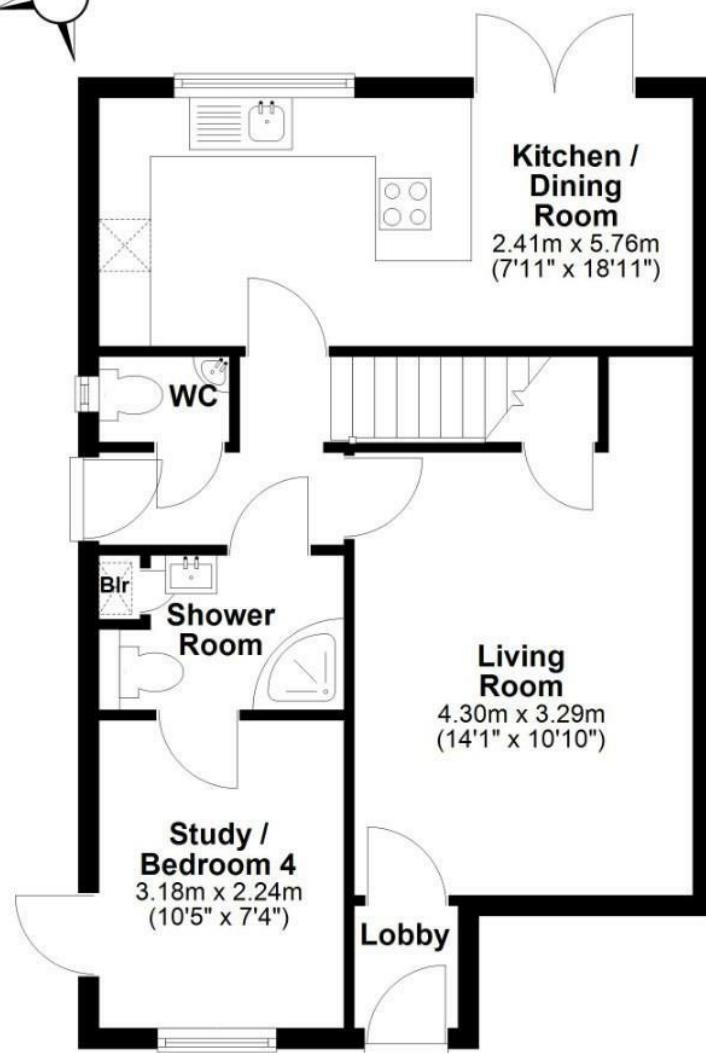
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 48.9 sq. metres (526.9 sq. feet)

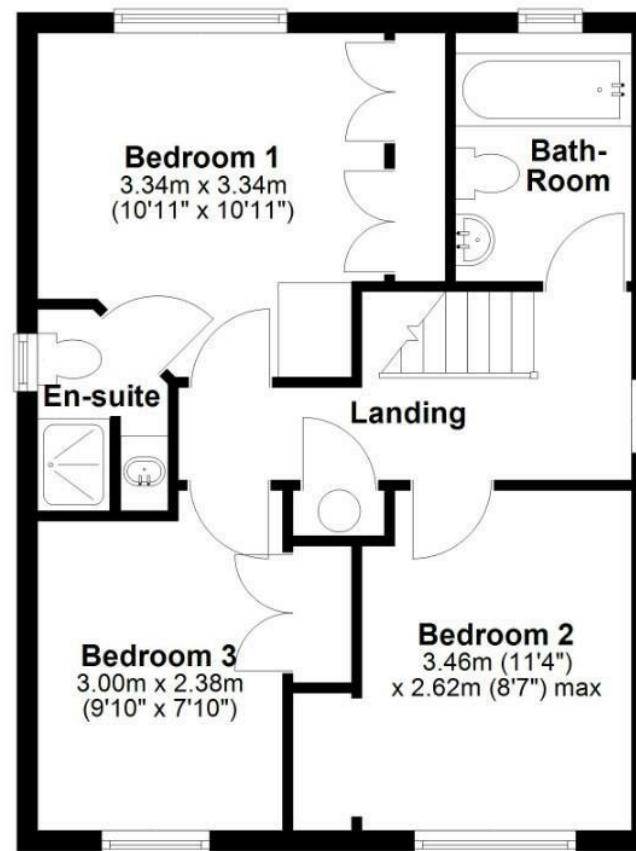


Total area: approx. 93.4 sq. metres (1005.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	76
EU Directive 2002/91/EC			

