

21 Weavers Field, Girton, Cambridge, CB3 0XB

Guide Price £475,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A SUBSTANTIALLY EXTENDED 4 BEDROOM FAMILY HOME OF ABOUT 1200 SQFT SITUATED IN A QUIET CUL-DE-SAC, LOCATED WITHIN THE POPULAR VILLAGE OF GIRTON AND CLOSE TO THE CENTRE OF CAMBRIDGE AND NEARBY EDDINGTON.

- Semi-detached house
- 4 bedrooms, 2 bathrooms, 1 reception room
- Loft & ground floor extensions
- Easy access to good schools
- Garage and off-street parking for two cars
- Gas fired central heating to radiators
- Open plan kitchen/diner
- EPC-C/ 79
- Council tax band-D
- No onward chain

Originally constructed in 2000, this extended residence measures 1165 Sqft / 108 Sqm and provides generous living accommodation over three floors. To the ground floor the property comprises of an entrance hall with WC and separate utility room, an open -plan kitchen/dining area and a light and airy living room within the extended part of the house. The kitchen/dining area is the hub of the house and ideal for those who enjoy entertaining. The dining area boasts bi-folding doors which open into the living area and can be opened to create one large cohesive space.

To the first floor are three bedrooms including two double bedrooms and a generous single bedroom, currently used as a home office. Serving each of these bedrooms is a family bathroom suite benefitting from a panelled bath with shower over, a pedestal sink and a low-level WC. To the second floor and located within the converted loft space is a generous master bedroom suite with extensive storage within the eaves as well as an en-suite shower room.

Externally – To the front of the property is a small lawned area with a paved path leading to the front door. There is off-road parking for two cars side-by-side in front of the brick built single garage with pitched roof. The rear garden is fully enclosed, predominantly laid to lawn with herbaceous borders. Off the bi-folding doors from the living room is a generous patio area which is ideal for alfresco dining during the warmer months of the year.

Location
Girton is a highly favoured spot to live, lying just three miles North West of the city with fast approach via the Huntingdon Road. Usual facilities are available and there is an excellent village school, the Girton Glebe, within walking distance of the property. Impington Village College is also easily accessible, communications are excellent with the A14 and M11 being close by. Girton has its own golf course and the village is situated on the edge of open countryside over which there are some pleasant walks.

Tenure
Freehold

Services
Mains services connected included: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council Tax Band D

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

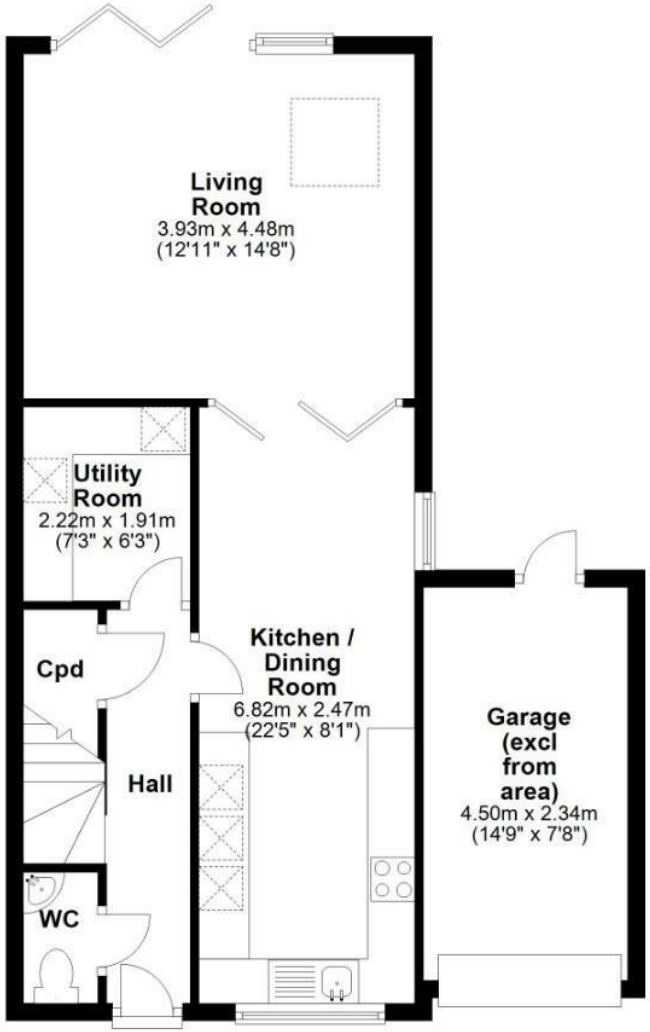
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





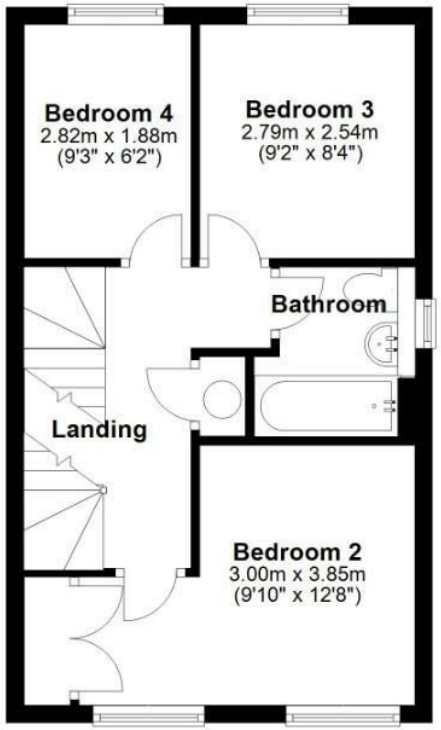
Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



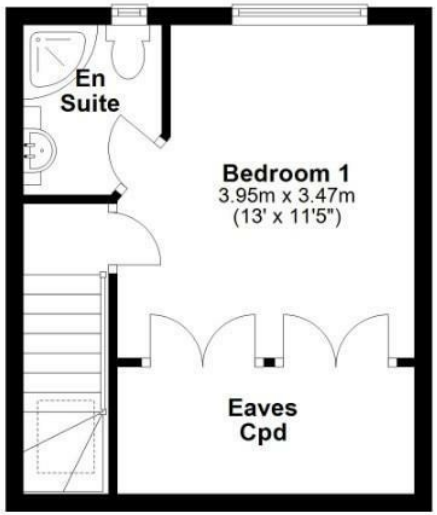
First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



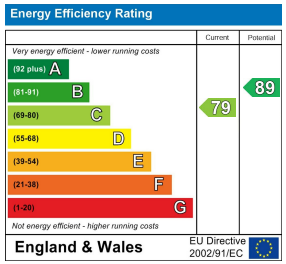
Second Floor

Approx. 24.1 sq. metres (258.9 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











