8 Durnford Way, Cambridge, CB4 2DP

Guide Price £625,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A VERY SPACIOUS AND VERSATILE, DETACHED FAMILY HOME OFFERING WELL-PRESENTED, LIGHT AND AIRY ACCOMMODATION INCLUDING 3/4 DOUBLE BEDROOMS. THE PROPERTY OCCUPIES A BROAD PLOT ON A SOUGHT-AFTER ROAD TO THE NORTH OF THE CITY CENTRE, A SHORT DISTANCE FROM CHESTERTON COMMUNITY COLLEGE.

- 1950s detached residence
- 3/4 double bedrooms, 2.5 bathrooms
- Family room and separate study
- Sizeable driveway and garage
- Plot size - approx 0.07 acres
- 114 sqm / 1225sqft
- L-shaped aspect living/dining room
- Well-tended rear garden
- Gas-fired heating to radiators
- EPC rating - D / 66

8 Durnford Way is an established, detached residence offering spacious and adaptable accommodation, which is ideally suited to a family. It is presented in good order throughout and is situated on a pleasant road to the north of the city centre, within easy reach of a range of amenities and within the catchment area for Chesterton Community College.

The ground floor comprises an entrance hall with solid wooden flooring, a side window, stairs to the first floor and access to a WC. Fitted with a range of base and wall units, the kitchen has a tiled floor, granite-effect worktops with tiled splashbacks, a stainless steel sink with a mixer tap and draining board, an integrated double oven with a five-ring gas hob and an extractor chimney over, plumbing for a dishwasher and a glazed door to the rear garden. The well-proportioned living/dining room is L-shaped and has large windows to the front and sliding patio doors to the rear. A side extension provides a family room to the rear and a study to the front, with direct access to the adjoining garage. Either of these rooms could be made into a fourth bedroom if desired.

On the first floor, the spacious landing has a window to the side aspect and a hatch to the loft space. There are three good-sized double bedrooms, with the master being particularly spacious and including a corner shower cubicle and a wash basin. Extensively tiled, the family bathroom has a panelled bath with a shower attachment and a pedestal wash basin. There is a separate WC next to the bathroom.

At the front, the property is set back from the road behind a low-level boundary wall and well-tended rockery with a variety of shrubs. The driveway provides off-road parking for a number of vehicles and leads to the garage, which has an up-and-over door. Gated side access leads to the rear garden, which is enclosed via fencing and has a westerly aspect. There is a lawn, patio seating area, vegetable patch and well-planted shrub borders.

Location
Durnford Way is a pleasant, leafy horseshoe-shaped road comprising of a mixture of properties. It is situated off Brimley Road, which, in turn, is off Carlton Way, in the suburb of Arbury. The area lies 1.5 miles North of Cambridge city centre and about 1.5 miles southwest of Cambridge Science Park. There are a good range of local shopping facilities in the immediate area and both primary and secondary schooling, including the sought-after Chesterton Community College.

Tenure
Freehold

Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

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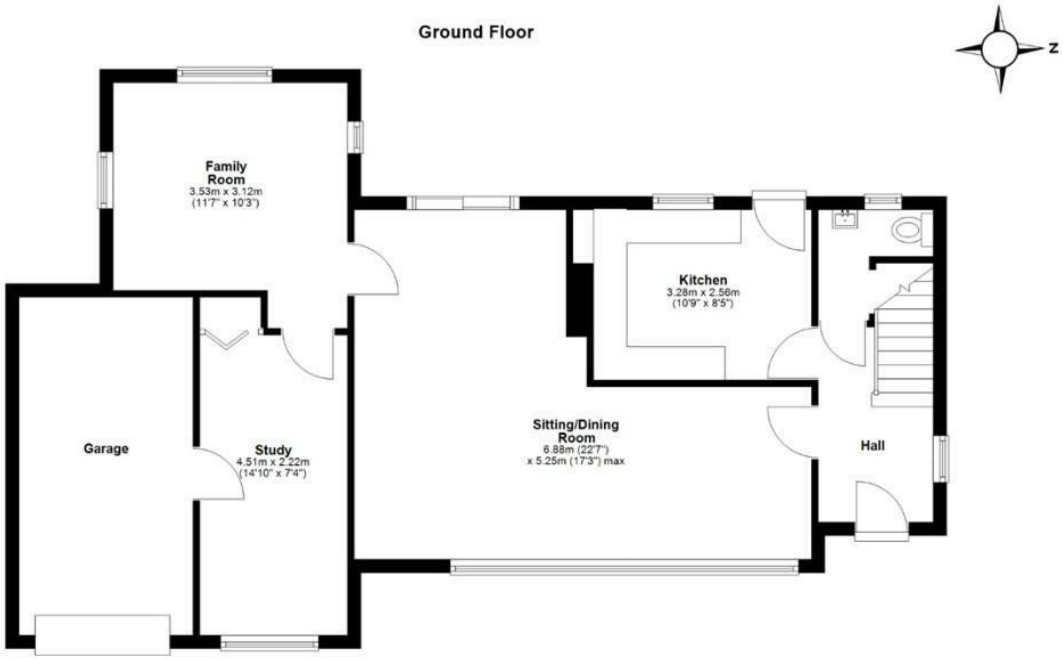
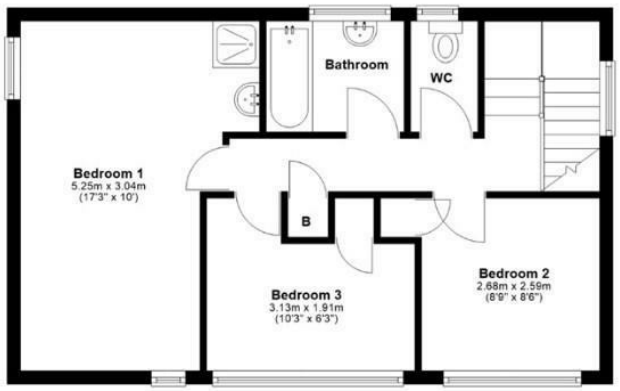
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

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

Ground Floor



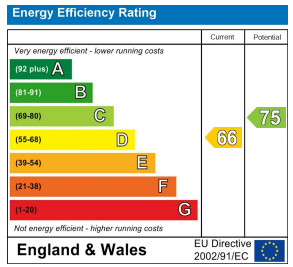
First Floor



Approx. gross internal floor area

114 sqm (1225 sqft)

Excluding Garage



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.