



62 Ditton Lane, Cambridge, CB5 8SR  
Offers Over £450,000 Freehold



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**A MUCH IMPROVED, BAY-FRONTED 1950S HOME WITH A REFITTED “SCANDI”  
STYLE KITCHEN AND A WEST-FACING GARDEN, MOMENTS FROM THE A14,  
CAMBRIDGE CITY CENTRE & NORTH STATION VIA THE CHISHOLM TRAIL.**

- 950 sqft / 88 sqm
- 3 beds, 1.5 baths, 2 reception rooms
- 1950s
- Gas-fired heating to radiators
- Council tax band - C
- Mid-terraced house
- 202 sqm / 0.05 acre
- Driveway parking
- EPC – C / 72

This bright, mid-terraced 1950s home enjoys a pleasant position fronting onto a leafy green set well back from Ditton Lane. The house has undergone much improvement over the last 5 years; additions include new flooring, an impressive kitchen/dining room and also benefits from wooden shutters, a burglary alarm system, double-glazing, wired smoke alarms and USB sockets. The house is within easy reach of a wide array of transport networks including the Park & Ride, A14, Citi 3 bus route and Cambridge North Station, via the Chisholm Trail.

The accommodation briefly comprises a welcoming entrance hall with understairs storage, finished with engineered oak flooring, which continues through to a bay-fronted living room with an open fireplace, contrasted by exposed brickwork. 'Fold flat' bifold doors open into a stunning Scandinavian-style kitchen/dining room, offering both minimalism and functionality, finished with wood-effect porcelain parquet flooring. The kitchen itself has a breakfast bar peninsula and is fitted with a range of Italian units, a granite inset sink, finished with Quartz worktops and splashback. Integrated wifi-enabled appliances include a fridge/freezer, dishwasher, washer-dryer, oven and an induction hob with an extractor over.

Upstairs are three bedrooms, two of which are comfortable doubles and include built-in wardrobes. The bathroom has been fitted with a modern white suite including a shower over the bath, complemented by vanity furniture and part-tiled walls. The landing provides a full-length split cupboard and access via a pull-down ladder to a partially boarded loft with light. The loft also houses the gas-fired combination boiler.

Outside, the property is set well back from the main road behind a communal green with a variety of established trees and mature hedgerows. There is a paved driveway, which can comfortably fit two cars and additional street parking available.

A shared path (between No. 62 & No. 60) provides a pedestrian access to the private west-facing garden which measures 63' x 24'. There is a brick-built outbuilding and a refitted cloakroom WC, with a 2 in 1 toilet accessed via the outside. Both have power and light connected with the outbuilding providing plenty of power sockets. There is a block paved patio well suited to alfresco dining with an outdoor sink area consisting of a stone worktop and sink. The remainder is laid to lawn and stocked with a number of fruit trees, the whole is enclosed by fencing.

**Location**

Ditton Lane is conveniently positioned just off Newmarket Road and is ideally situated for access to Cambridge City centre and the A14/M11 road networks. The property sits just a couple of miles from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are a wide range of local facilities nearby including a Tesco Superstore, gym and two out of town retail parks close-by, with the Grafton Centre which has a wide range of shops a multiplex cinema and restaurants just a short distance away.

Ditton Lane is within striking distance of a one-stop convenience store, butchers, fish and chip shop and an NHS Health Centre. It is also just a short walk from the historical village of Fen Ditton, which has three public houses, including two gastro pubs, with The Plough having lovely views over the River Cam.

Cambridge North Station is just 0.8 miles from the property via the Chisolm Trail and offers direct links to London. The Citi 3 bus service and Park & Ride also offer great transport options back to the city centre.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

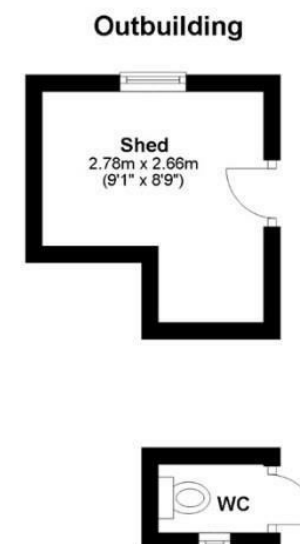
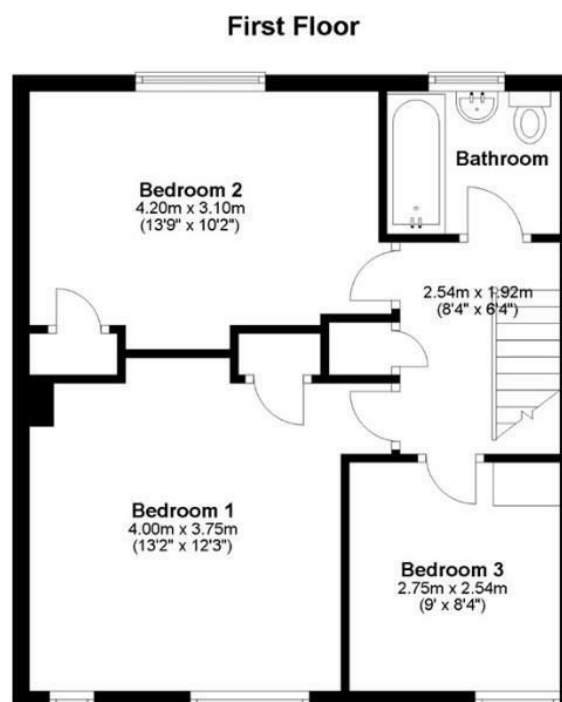
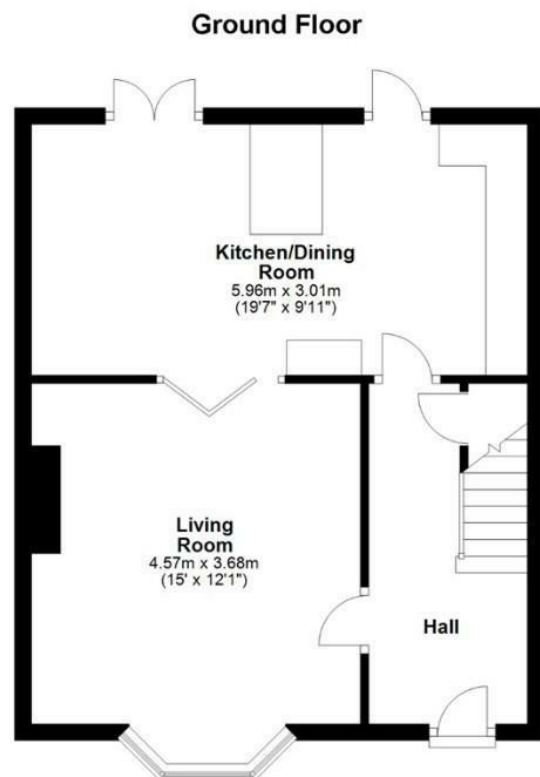
**Fixtures and Fittings**

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.





**Approx. gross internal floor area 88 sqm (950 sqm) excluding Outbuilding**

| Energy Efficiency Rating                    |   | Current                 | Potential                                                                             |
|---------------------------------------------|---|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                         |                                                                                       |
| (92 plus)                                   | A |                         | 85                                                                                    |
| (81-91)                                     | B |                         |                                                                                       |
| (69-80)                                     | C | 72                      |                                                                                       |
| (55-68)                                     | D |                         |                                                                                       |
| (39-54)                                     | E |                         |                                                                                       |
| (21-38)                                     | F |                         |                                                                                       |
| (1-20)                                      | G |                         |                                                                                       |
| Not energy efficient - higher running costs |   |                         |                                                                                       |
| England & Wales                             |   | EU Directive 2002/91/EC |  |

