

212 Wellbrook Way, Cambridge, CB3 0GJ

Guide Price £525,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MODERN, SEMI-DETACHED TOWNHOUSE OFFERING HIGHLY SPACIOUS AND VERSATILE ACCOMMODATION INCLUDING 4 DOUBLE BEDROOMS, LOCATED A SHORT DISTANCE FROM EDDINGTON AND THE CITY CENTRE. NO ONWARD CHAIN.

- 114 sqm / 1225 sqft
- 4 bedrooms, with ensuite to master
- Well-appointed kitchen
- Driveway for 2 vehicles
- Gas central heating to radiators
- Semi-detached townhouse
- Open plan living space
- Family bathroom and ground floor WC
- Pleasant, southwesterly rear garden
- No onward chain

This modern, semi-detached townhouse forms part of a popular development to the northwest of the city centre, within easy reach of Girton village and with excellent access to the A14. Arranged over three floors, the property provides bright and very spacious accommodation which extends to 1225 sqft and includes 4 double bedrooms and 2 bath/shower rooms.

The entrance hall has wood-effect flooring, which continues throughout most of the property. There are stairs to the first floor with a storage cupboard underneath, and access to a cloakroom with a WC. Benefitting from a dual aspect, the open plan living space has a living area to the front and a kitchen/dining area with patio doors to the garden at the rear. The kitchen is fitted with a range of base and wall units with granite-effect worktops, tiled splashbacks, a breakfast bar, a sink with a pull out mixer tap, an integrated dishwasher, a washing machine, a tumble dryer, and a fridge/freezer, an oven and a gas hob with an extractor hood over. All of these appliances are included within the sale.

On the first floor, there are two double bedrooms, one of which has fitted wardrobes. The freestanding wardrobe in the second bedroom will be included in the sale if desired. The generous family bathroom is fitted with a four-piece suite including a panelled bath, a separate corner shower cubicle, a pedestal wash basin, a WC and a heated towel rail.

On the second (top) floor, there are two further bedrooms, including the master bedroom, which benefits from fitted wardrobes and a three-piece ensuite shower room.

Outside, the property is set back from the road behind a driveway providing parking spaces for two vehicles. Gated side access leads to the rear garden, which has a favourable southwesterly aspect. It is fully paved and enclosed by fencing, with shrub borders and two timber sheds.

Location
Wellbrook Way is an established development located to the south of Girton. The village is a highly favoured residential area to live, lying just two miles north-west of the city, with a fast approach via 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 and transport links 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
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - D

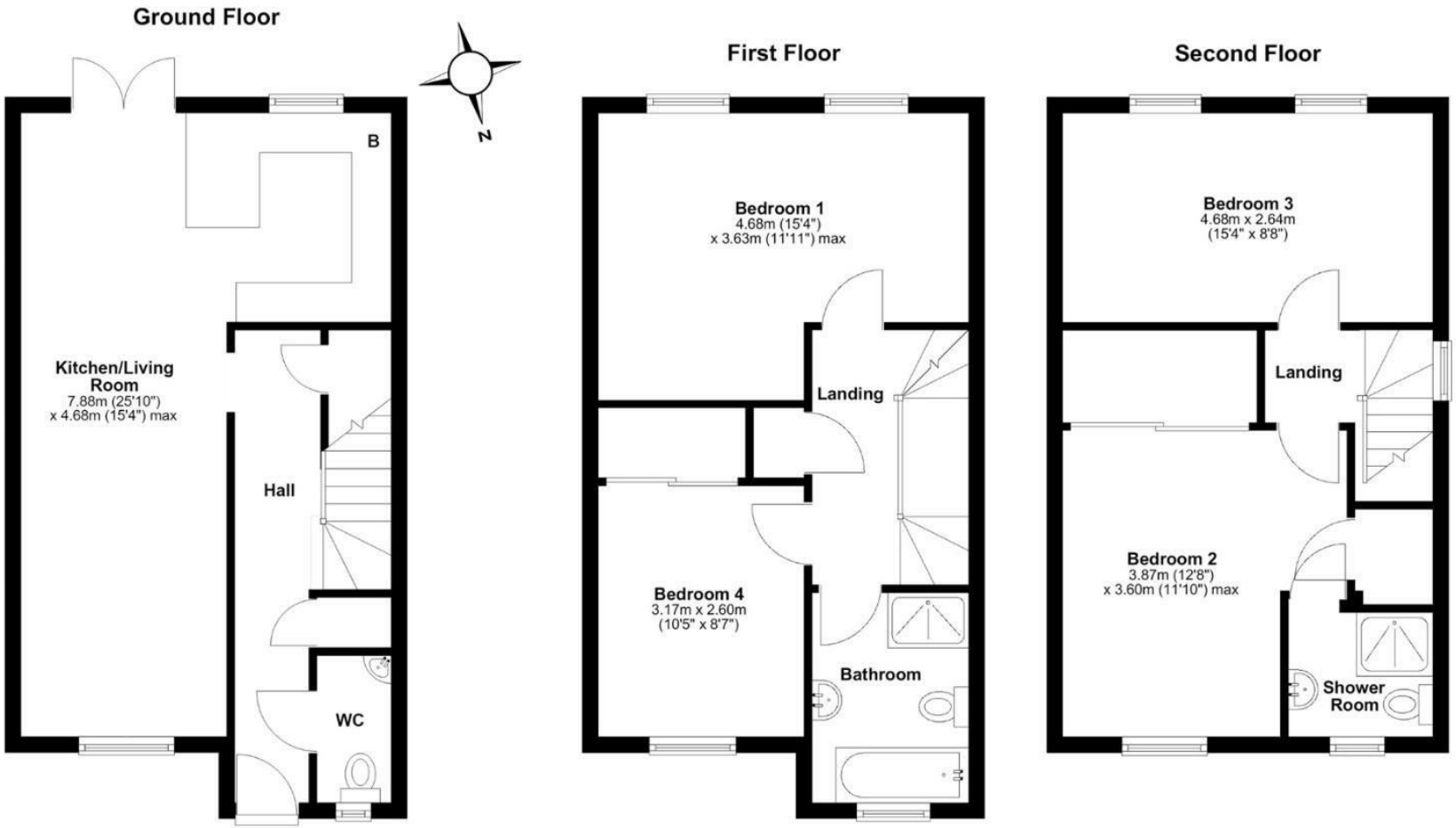
Fixtures and Fittings
The vendors advise that most of the furniture pictured is available to include in the sale, if desired.

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

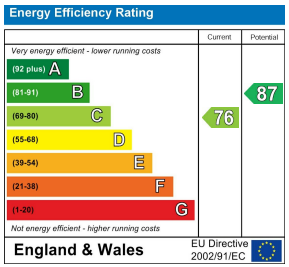








Approx. gross internal floor area 114 sqm (1225 sqft)



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.








First Day
of School!
September 6, 2023

