



27 Ditton Lane, Cambridge, CB5 8SP
Guide Price £585,000 Freehold



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01223 323130

**AN EXTENDED AND CONVENIENTLY PLACED HOME OF 1425 SQFT / 132 SQM WITH
A 120 FT WEST-FACING GARDEN, CLOSE TO THE A14, CITY CENTRE, AND
CAMBRIDGE NORTH STATION VIA THE CHISHOLM TRAIL.**

- 1425 sqft / 132 sqm • Semi-detached house • Ample driveway parking • EPC – C / 69 • 445 sqm / 0.11 acre • 3 bed, 1 box room, 2 recep, 2 bath • 1950's • Council tax band - D

This exceptionally well cared for house enjoys a convenient location just east of the city centre. The property 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 an entrance hall with space for coats and footwear with stairs leading to the first-floor. There is a bay-fronted living room, which benefits from the morning sun. Of particular note is the properties impressive garden room, which is underfloor heated, benefits from two Velux windows and Pilkington Blue reduced UV, self cleaning windows to the side and bi-fold doors, which open onto a west-facing terrace. There is a smart kitchen/dining room, which has been fitted with a stylish and comprehensive range of units. Integrated appliances include a fridge, double oven, microwave, and an induction hob with an extractor over.

Upstairs the accommodation is arranged over two floors, the first of which houses two double bedrooms, a box room and a bathroom, which has been fitted with a modern white suite. On the second floor is the impressive master bedroom, which has French doors opening onto a Juliet balcony, a dressing area with built-in wardrobes an ensuite bathroom. There is an additional set of built-in wardrobes and eaves storage also available.

Outside, the property is set back from the main road behind iron gates and a gravelled driveway, which provides parking for up to four vehicles. Gated access leads to the west-facing rear garden which measures 120 ft x 26ft. There is a delightful Indian Sandstone patio, well suited to alfresco dining. The remainder of the garden is principally laid to lawn with an array of mature trees, flower and shrub borders. There are also two useful timber sheds and an established wild garden at the foot of the plot.

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 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

All mains services connected.

Statutory Authorities

Cambridge City 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.

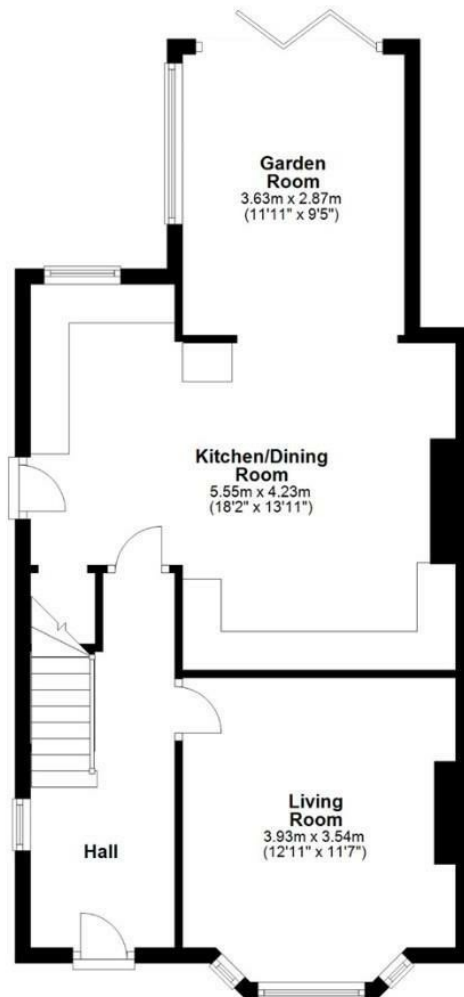
Viewing

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

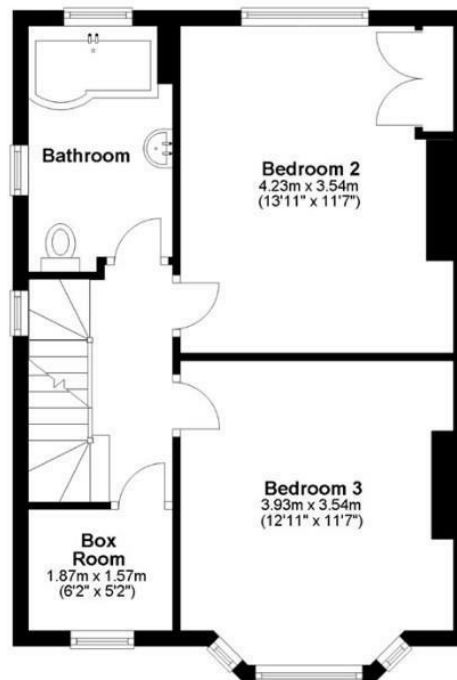




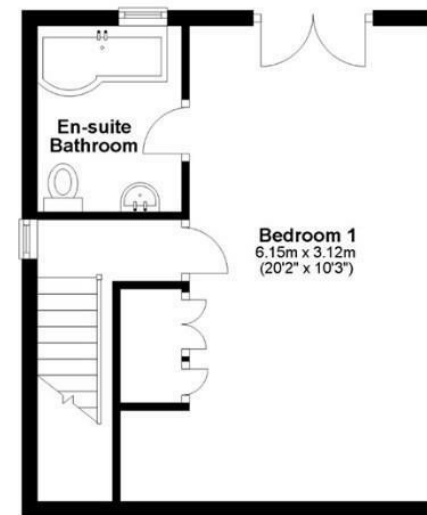
Ground Floor



First Floor



Second Floor



Approx. gross internal floor area 132 sqm (1425 sqft)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 79 |
| (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 | |



