



Woodlands Close, Girton, CB3 0JY

**CHEFFINS**

## Woodlands Close

Girton,  
CB3 0JY

A beautifully presented, individual, detached four bedroom bungalow extending to approximately 1774sqft which further benefits from private driveway parking for multiple vehicles as well as double bay carport and generous rear garden overlooking open fields beyond. An energy efficient EPC rated B home, the property has the benefit of solar panels. The property is located close to local amenities that Girton has to offer and transport links.

4 2 2

Guide Price £900,000





## LOCATION

Woodlands Close, a quiet cul de sac of just 3 properties, enjoys a highly regarded residential setting, within the sought-after village of Girton, located just northwest of Cambridge. The village offers an excellent range of local amenities including a primary school, village college, shops, public houses and recreational facilities, whilst Cambridge city centre is easily accessible by bicycle, car or regular bus services. The property is particularly well placed for access to the A14, M11 and Cambridge North railway station, making it ideal for commuters. Nearby green spaces, walking routes and Girton Golf Club further enhance the appeal of this convenient yet well-established location.

## UPVC DOUBLE GLAZED FRONT DOOR

leading into:

## ENTRANCE PORCH

with tiled flooring, downlight, upvc double glazed windows overlooking both the front and side of the property, door into:

## ENTRANCE HALL

with solid hardwood flooring, radiator, wall lights, storage cupboard with hanging rail and shelving, doors into various rooms including;

## WC

with tiled flooring, low level w.c., wash hand basin, heated towel rail, cupboard housing fuse box, upvc double glazed frosted window, downlight.

## UTILITY ROOM

with tiled flooring, range of floor and wall units with granite worktop, stainless steel sink with mixer tap, upvc double glazed door leading out onto side of the property, space and plumbing for both washing machine and dryer, Bosch Worcester A rated gas boiler, spotlights, extractor fan.

## KITCHEN

with a range of solid maple wood floor and wall units, granite worktop, upvc double glazed windows overlooking side and rear of the property, upvc double glazed doors leading out onto decking area and rear garden, radiator, granite breakfast bar and integrated appliances including AEG integrated oven, AEG 4 ring electric ceramic hob, AEG extractor fan, further integrated AEG competence oven, warming drawer, one and a half Franke sink and drainer, space for fridge/freezer, Bosch integrated dishwasher, LED spotlights, tiled flooring, further storage units.

## DINING ROOM

with solid hardwood flooring, upvc double glazed doors leading out onto decking area and rear garden, radiator, downlight.

## SITTING ROOM

with solid hardwood flooring, two double glazed windows overlooking rear of the property and fields beyond, upvc double glazed bay style windows overlooking the rear and side of the property, radiator, downlight, LED spotlights, feature fireplace with stone mantelpiece and granite hearth with wood burning stove.

Kitchen, dining and sitting rooms can be opened out to create free flowing living and entertaining space or closed off for a cosy feel.

## HALLWAY

with Velux window, loft access, solid hardwood flooring, airing cupboard and wall light.

## PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking the rear of the property, radiator, downlight, access into:

## ENSUITE

with tiled flooring, part tiled walls, three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin, oak storage unit, upvc double glazed frosted window overlooking the side of the property, heated towel rail, LED spotlights, extractor fan.

## BEDROOM 2

carpeted, upvc double glazed windows overlooking front of the property, radiator, downlight, built-in wardrobe with hanging rail and shelving.

## BEDROOM 3

carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight.

## BEDROOM 4/STUDY

solid hardwood flooring, upvc double glazed window overlooking rear of the property, radiator, downlight.

## BATHROOM

tiled flooring, part tiled walls, three piece suite

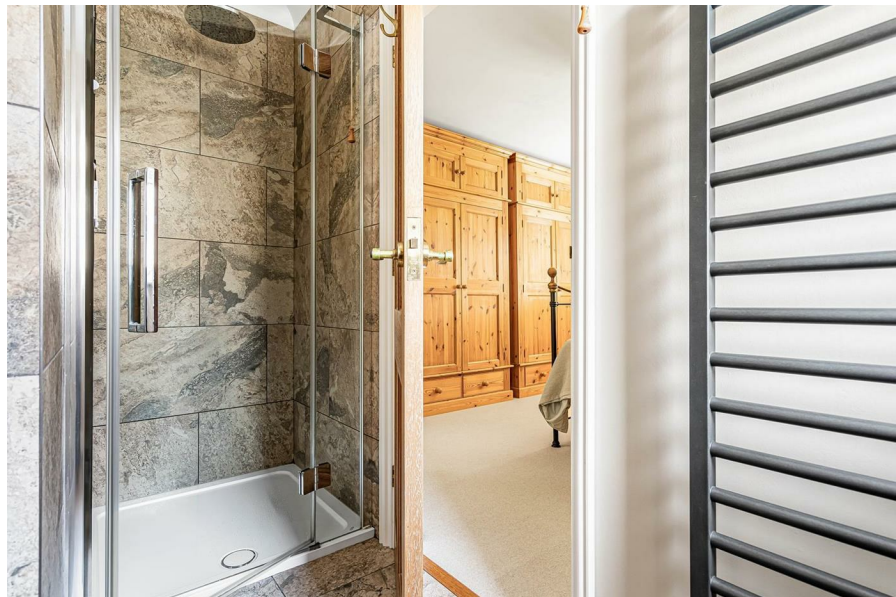
comprising bath, low level w.c., and wash hand basin, oak storage unit with storage drawers beneath, two heated towel rails, upvc double glazed frosted window to the front of the property, LED spotlights.

## OUTSIDE

The property is approached via shared brick paved driveway leading to private brick paved driveway and in turn to double bay carport with electric. Driveway offers parking for multiple vehicles, also large timber storage shed with electric. The front garden also has borders containing a variety of shrubs, hedging and flowers. Two side gates into the rear garden as well as side access into utility room, outside water tap.

There is a gate with pathway leading to rear garden behind the car port which leads to gravelled area with greenhouse. The rear garden west facing and is predominantly enclosed via concrete post and timber fencing and predominantly laid to lawn with borders containing a variety of trees, plants, shrubs and wildflower meadow planting leading down to a brook. Two timber decking areas perfect for outside seating and al fresco dining. Raised vegetable bed.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 86                      | 89        |
|                                             | EU Directive 2002/91/EC |           |

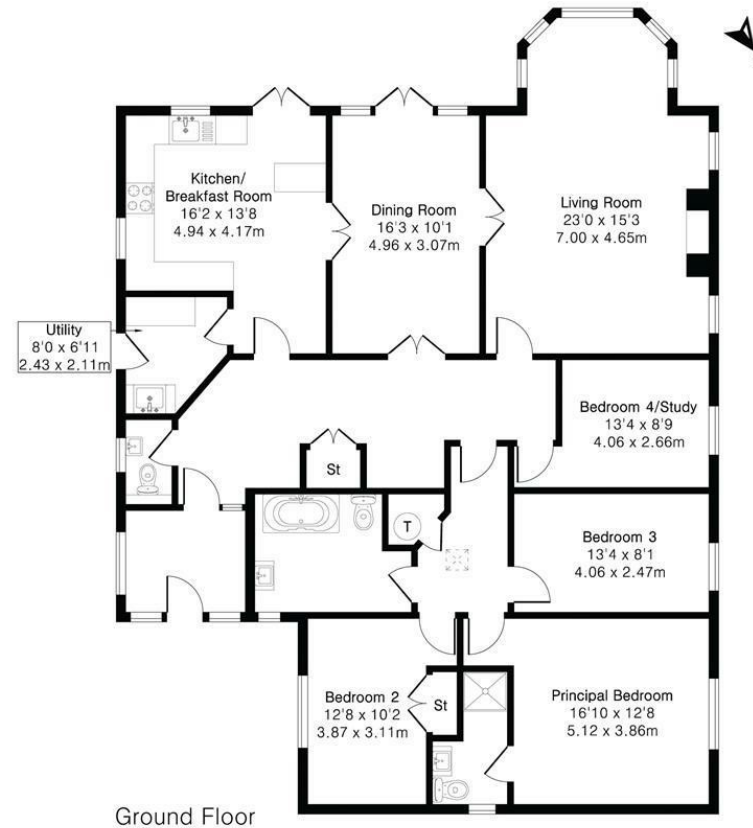
Guide Price £900,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1774 sq ft - 165 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**CHEFFINS**

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



**CHEFFINS**