Acorn Court, Ditton Walk, Cambridge, CB5 8WT

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Ditton Walk

Cambridge,
CB5 8WT

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Guide Price £325,000

A modern three storey town house providing well proportioned and versatile accommodation with two double bedrooms, two shower rooms, an open plan kitchen, dining and living space, separate study and dressing room, together with a private patio garden and access to communal gardens.

LOCATION

Acorn Court is situated on Ditton Walk in Cambridge, occupying a convenient position with good access to the city centre and the wider road network. The property is also well placed for access to the A14, whilst the nearby retail and local amenities provide useful day to day convenience. The combination of a city location, good road connections and the practical accommodation offered by the property makes this an appealing option for those seeking a modern home within easy reach of Cambridge.

ENTRANCE HALL
With entrance door and access to the cloakroom and open plan kitchen, dining and living room, engineered wood flooring, together with stairs rising to the first floor.

CLOAKROOM
Fitted with WC and wash basin, together with a window overlooking the front of the property.

OPEN PLAN KITCHEN/DINING/LIVING ROOM
A particularly well planned open plan space incorporating kitchen, dining and living areas all with engineered wood flooring. The kitchen is fitted with a range of base and wall mounted units, work surfaces, sink, oven, gas hob with extractor over and integrated fridge with ice box.

The living area extends towards the rear of the property and benefits from full height windows together with sliding patio doors providing direct access to the private patio garden. Stairs rise to the first floor.

FIRST FLOOR LANDING
With stairs rising to the second floor and doors providing access to Bedroom Two, shower room and study.

BEDROOM TWO
A well proportioned double bedroom with window overlooking the rear aspect.

SHOWER ROOM
Fitted with a shower, wash basin and wall mounted mirrored cabinet, together with heated towel rail.

STUDY
A useful separate study with window overlooking the front aspect. A utility cupboard houses the washing machine, tumble dryer, boiler and hot water cylinder.

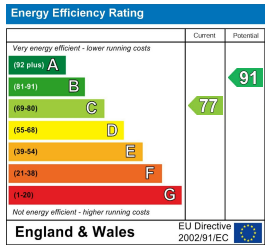
SECOND FLOOR LANDING
With access to the principal bedroom, dressing room and second shower room.

PRINCIPAL BEDROOM
A generous double bedroom with two Velux windows overlooking the rear aspect, providing good natural light.

SHOWER ROOM
Fitted with shower, WC and wash basin, together with wall mounted mirrored cabinet and heated towel rail.

DRESSING ROOM
A useful additional room adjoining the principal bedroom, with Velux window overlooking the front aspect. This provides excellent additional storage and dressing space.

OUTSIDE
To the rear is a private patio garden, accessed directly from the open plan living space via the sliding patio doors. The property also benefits from use of a communal garden, providing additional outdoor space. There is a bike store to the side of the property, bin store and allocated parking space to the side of the building.



Approximate Gross Internal Area 694 sq ft - 65 sq m

Ground Floor Area 233 sq ft – 22 sq m
First Floor Area 233 sq ft – 22 sq m
Second Floor Area 228 sq ft – 21 sq m

Guide Price £325,000
Tenure - Freehold
Council Tax Band - C
Local Authority - Cambridge City Council

PINKPLAN

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.

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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.

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