



Thornton Close, Girton, CB3 0NG

CHEFFINS

Thornton Close

Girton,
CB3 0NG

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Garage
- Utility Room
- Lengthy Rear Garden
- Chain Free
- Solar Panels To South Facing Aspect

A charming detached family home offering versatile and well proportioned accommodation across two floors, featuring an open plan kitchen dining room, off road parking and a garage, together with a generous rear garden backing onto playing fields. Offered with no onward chain and situated within this highly regarded and sought after residential development.

4 2 2

Guide Price £750,000





LOCATION

Girton is a highly regarded village situated just to the northwest of Cambridge, offering a strong sense of community alongside excellent accessibility to the city. The village provides a range of everyday amenities including a well regarded primary school, local shop, public house and recreational facilities, together with pleasant green spaces and countryside walks nearby. Thornton Close forms part of an established residential area within the village, enjoying a quiet setting while remaining conveniently placed for access to Cambridge city centre, the A14 and M11, making it particularly well suited for commuters. The nearby Eddington development further enhances the area, offering a range of amenities including a supermarket, cafes, sports facilities and community spaces, as well as pleasant green areas and walking routes. In addition, the location is within easy reach of the University of Cambridge colleges, the Science Park and Cambridge North station, providing direct rail links to London and beyond. Overall, the setting combines the appeal of village living with the convenience of city access, making it a consistently popular choice for a wide range of buyers.

STORM PORCH

covering the panel-glazed entrance door leading through into:

ENTRANCE HALL

A welcoming space with wood flooring, stairs rising to first-floor accommodation, radiator and panelled doors leading through into respective rooms.

CLOAKROOM

Comprising a two-piece suite with low-level WC with hand flush and hand wash basin with mixer tap and tiled splashback. Wood flooring, radiator and window to rear aspect.

SITTING ROOM

A particularly well-proportioned dual-aspect reception room extending to over 19 ft in length, featuring a central fireplace with decorative surround, fitted shelving to one side, radiator, large window to front aspect and double-glazed French doors opening out onto the rear garden, providing an excellent level of natural light throughout.

KITCHEN/DINING ROOM

A well-arranged and functional space, offering clear separation between cooking and dining areas.

KITCHEN

is fitted with a range of wall and base-mounted storage cupboards and drawers with work surfaces over, incorporating a stainless steel sink with drainer and mixer tap. Space and provision for cooker, dishwasher and further white goods, with tiled

splashbacks, inset lighting and a double-glazed window overlooking the rear garden. Wall mounted gas fired boiler providing hot water and heating for the property.

DINING ROOM

provides ample space for a family-sized table, with continuation of flooring and open access back through to the main entrance hall, creating a sociable and practical layout.

Door leading through into:

UTILITY ROOM

Fitted with additional work surface and storage, porcelain sink with hot and cold taps, with space and plumbing for washing machine and tumble dryer. Door leading out to the garden

FIRST FLOOR

LANDING

With access to loft space, airing/storage cupboard, and doors leading to:

PRINCIPAL BEDROOM

A generous double bedroom with fitted storage, radiator, and double-glazed window to front aspect.

BEDROOM TWO

A well-proportioned double bedroom with radiator and double-glazed window overlooking the rear garden. Open access into:

EN-SUITE

Comprising a shower enclosure with wall-mounted shower, wash hand basin.

BEDROOM THREE

A further double bedroom enjoying windows to the front aspect, radiator.

BEDROOM FOUR

A comfortable single bedroom, ideal as a nursery or study, with radiator and double-glazed window over-looking garden.

FAMILY BATHROOM

Comprising a three-piece suite including panelled bath with shower over and glazed screen, low-level WC and wash hand basin. Tiled walls, radiator and double-glazed privacy window to side aspect.

OUTSIDE

To the rear, the property enjoys a particularly generous and mature garden, predominantly laid to lawn and bordered by a variety of established trees and shrubs, creating a high degree of privacy. A paved patio area sits directly to the rear of the property, ideal for outdoor seating and entertaining, with a further seating area positioned toward the rear of the garden alongside a timber summerhouse.

The front of the property is approached via a dropped kerb leading onto a block-paved driveway providing off-road parking for multiple vehicles, alongside access to the garage. The garage itself offers useful storage or workshop potential, with side access. the front garden is complemented by planted beds and lawned sections.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	83
EU Directive 2002/91/EC		

Guide Price £750,000

Tenure - Freehold

Council Tax Band - F

Local Authority - South Cambridgeshire

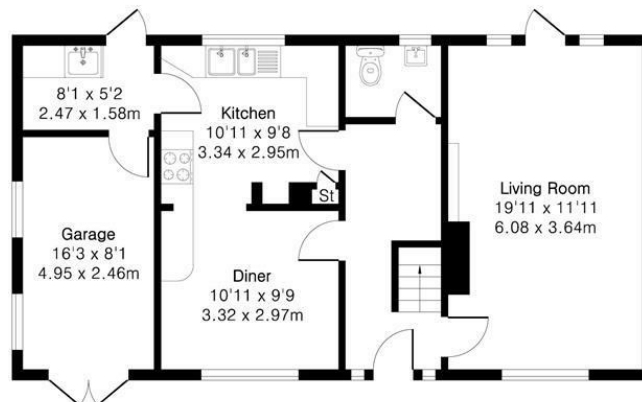
Disctrict Council

**Approximate Gross Internal Area 1220 sq ft - 114 sq m
(Excluding Garage)**

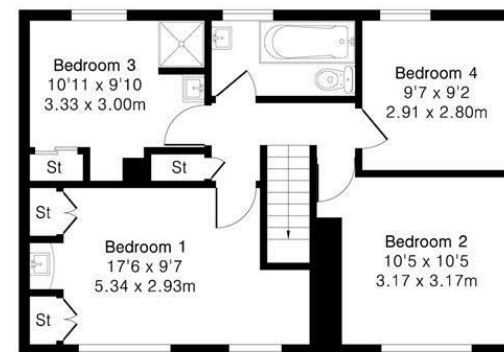
Ground Floor Area 632 sq ft - 59 sq m

First Floor Area 588 sq ft - 55 sq m

Garage Area 115 sq ft - 11 sq m



Ground Floor



First Floor



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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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.



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