



Ditton Lane, Cambridge, CB5 8SP

CHEFFINS

Ditton Lane

Cambridge,
CB5 8SP

A well presented three bedroom semi-detached property extending to approximately 1219sqft and arranged over two floors. The property benefits from off-road parking for multiple vehicles, a generous rear garden and separate office space and is located close to local amenities and transport links.

3 1 2

Guide Price £570,000





LOCATION

Situated in one of Cambridge's most desirable and well-connected locations, Ditton Lane enjoys an excellent position on the eastern side of the city, close to the picturesque River Cam and the open green spaces of Stourbridge Common. A wide range of everyday amenities are available nearby, with Cambridge Retail Park, local shops, cafés and schools all within easy reach. Cambridge city centre is readily accessible by bicycle, bus or on foot, while Cambridge North and Cambridge railway stations provide convenient rail links to London and beyond. The area also benefits from excellent road connections via the A14 and M11, making it an ideal choice for commuters.

FRONT DOOR

into:

ENTRANCE HALL

carpeted, radiator, upvc double glazed window overlooking side of the property, storage cupboard with coat hanging hooks, further shoe storage cupboard, stairs leading to first floor, access into various rooms.

DOWNSTAIRS W C

with low level w.c., wash hand basin with cupboard beneath, heated towel rail, upvc double glazed frosted window overlooking side of the property, part tiled walls, tiled flooring, LED spotlights, door into:

SITTING ROOM

carpeted, upvc double glazed bay window overlooking front of the property, radiator, feature gas fireplace with stone hearth and timber mantelpiece, downlight.

DINING ROOM

carpeted, downlight.

KITCHEN/BREAKFAST ROOM

with a range of soft close floor and wall units with laminate wood effect worktop, integrated dishwasher, integrated oven with 5 ring AEG gas hob and extractor fan, one and a half sink and drainer with mixer tap, part tiled walls, tiled floor, wood burner, LED spotlights, upvc double glazed window overlooking side of the property, radiator.

UTILITY ROOM

with tiled flooring, range of floor and wall units with laminate worktop, upvc double glazed window

overlooking side of the property, stainless steel sink and drainer with mixer tap, part tiled walls, boiler, space for fridge/freezer.

CONSERVATORY

with wood effect laminate flooring, radiator, upvc double glazed windows overlooking the rear garden, upvc double glazed doors leading out onto the rear garden.

ON THE FIRST FLOOR

LANDING

carpeted, upvc double glazed window overlooking side of the property, access into loft space, overstairs storage cupboard with hanging rail and shelving, access into various rooms.

PRINCIPAL BEDROOM

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

BEDROOM 2

carpeted, upvc double glazed windows overlooking rear of the property, radiator, picture hanging rails, downlight, built-in wardrobes with hanging rail and shelving.

BEDROOM 3

carpeted, upvc double glazed window overlooking front of the property, radiator, picture hanging rail, downlight.

BATHROOM

with three piece suite comprising bath with shower over, wash hand basin with mixer tap, storage cupboard and

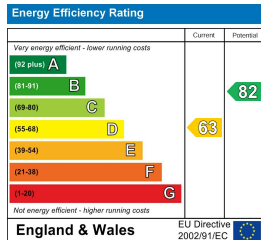
drawer beneath, low level w.c., tiled walls, tile effect laminate flooring, upvc double glazed window overlooking rear of the property, LED spotlights, and extractor fan, upvc double glazed frosted window overlooking side of the property.

OUTSIDE

The property is approached via pathway leading to gravelled driveway offering off-road parking for multiple vehicles, pathway leading down to front door and side gate to rear garden. Front garden is partially enclosed by hedging.

Rear garden gate access from the front of the property, timber built wood store, outside tap, decking area perfect for outside seating and al fresco dining. The rear garden is predominantly laid to lawn and fully enclosed via timber fencing with borders containing a variety of trees, shrubs and hedging, pathway leading down to the end of the garden to a purpose built timber OFFICE BUILDING with wood effect laminate flooring, upvc double glazed doors both to the front and side, upvc double glazed window overlooking side and rear, LED downlights.





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Tenure - Freehold

Council Tax Band - D

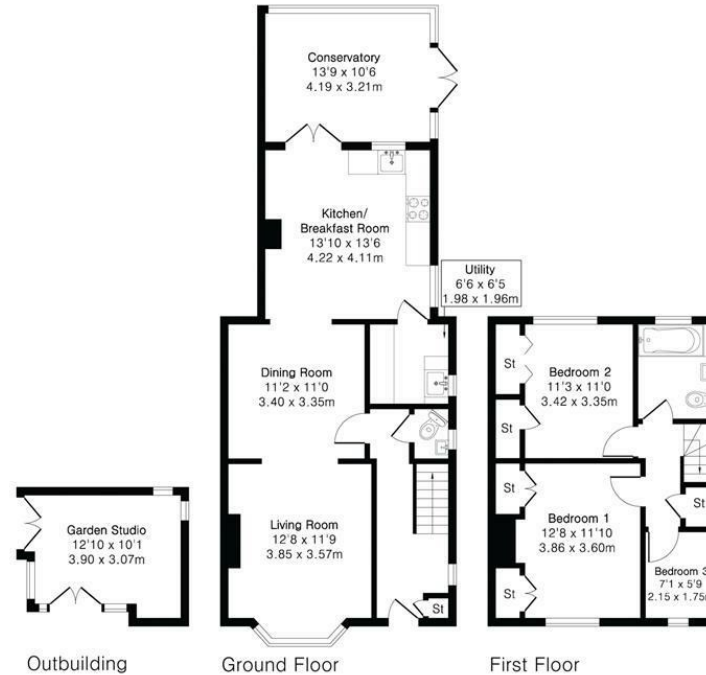
Local Authority - Cambridge City Council

**Approximate Gross Internal Area 1219 sq ft - 113 sq m
(Excluding Outbuilding)**

Ground Floor Area 786 sq ft - 73 sq m

First Floor Area 433 sq ft - 40 sq m

Outbuilding Area 114 sq ft - 11 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.

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



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