

Abbey Gardens, Ditton Walk, Cambridge, CB5 8EH

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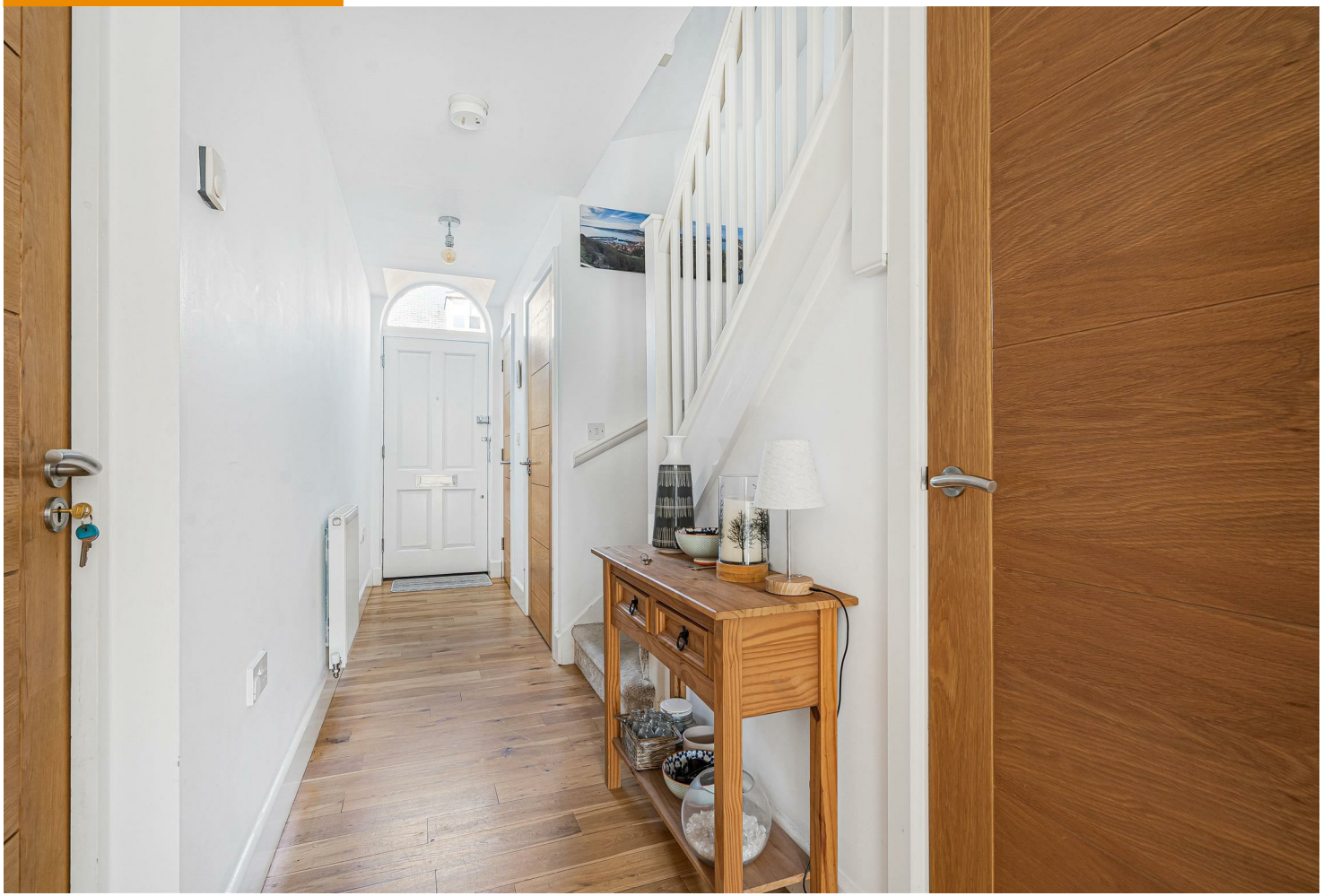
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## Abbey Gardens, Ditton Walk

Cambridge,
CB5 8EH

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# Guide Price £575,000



A three bedroom semi-detached property extending to approximately 1265sqft and arranged over three floors. The property further benefits from off-road parking, integral garage and landscaped rear garden and is located close to local amenities and transport links.

## LOCATION

Abbey Gardens is situated off 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.













**FRONT DOOR**
leading into:

**ENTRANCE HALL**
with hardwood flooring, downlight, radiator, access into cupboard housing boiler and hot water tank, stairs to first floor, understairs storage cupboard with lighting and access into various rooms including:

**DOWNSTAIRS W C**
with hardwood flooring, low level w.c., wash hand basin with splashback, upvc double glazed sash style frosted window overlooking side of the property, radiator, downlight.

**DOOR INTO INTEGRAL GARAGE**
with concrete floor, up and over door, lighting and power, space and plumbing for washing machine, electricity meters and fuse box.

**KITCHEN/DINING ROOM**
with hardwood floor, a range of soft close floor and wall units with wood effect laminate worktop, integrated appliances include Bosch oven and grill, pan drawers, integrated 5 ring gas hob with extractor fan, integrated Bosch dishwasher, one and a half sink and drainer, integrated fridge and breakfast bar containing further storage units, two radiators, upvc double glazed sash style window overlooking rear garden, LED spotlights, double glazed timber doors leading out onto the rear garden.

**ON THE FIRST FLOOR**

**LANDING**
carpeted, downlight, radiator, stairs to second floor, access into various rooms.

**SITTING ROOM**
carpeted, two radiators, LED spotlights, upvc double glazed sash style window overlooking rear garden, Juliet balcony.

**PRINCIPAL BEDROOM**
carpeted, upvc double glazed sash style window overlooking front of the property, radiator, downlight, door into walk-in wardrobe which is carpeted, radiator, shelving and hanging rails, downlight, door into:

**ENSUITE SHOWER ROOM**
three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin, heated towel rail, upvc double glazed sash style window overlooking front of the property, LED spotlights, tiled floor, part tiled walls, extractor fan.

**W C**
with low level w.c., wash hand basin with splashback, tiled flooring, radiator, LED spotlights, extractor fan.

**ON THE SECOND FLOOR**

**LANDING**
carpeted, downlight, access into various rooms including:

**BEDROOM 2**
carpeted, radiator, access into loft space, wall lights, Velux window allowing in additional light, door into eaves storage.

**BEDROOM 3**
carpeted, downlight, upvc double glazed windows overlooking front of the property, door into storage cupboard.

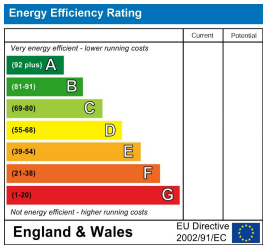
**FAMILY BATHROOM**
three piece suite comprising bath with tiled shower over, low level w.c., wash hand basin, tiled flooring, downlight, part tiled walls, extractor fan, Velux window, heated towel rail.

**OUTSIDE**
The property is approached via brick paved driveway offering off-road parking for multiple vehicles, garage beyond and pathway leading to side access.

Rear garden is south east facing beautifully landscaped, terrace perfect for outside seating and al fresco dining, raised beds, outside power, outside water tap, timber covered pergola, access out to the front of the property via side gate. Rear garden is fully enclosed via timber fencing.








**Approximate Gross Internal Area 1265 sq ft - 117 sq m**
**(Excluding Garage)**
Ground Floor Area 347 sq ft – 32 sq m
First Floor Area 506 sq ft – 47 sq m
Second Floor Area 412 sq ft – 38 sq m
Garage Area 148 sq ft – 14 sq m




Guide Price £575,000
Tenure - Freehold
Council Tax Band - D
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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