



Girton Road, Girton, CB3 0LS

CHEFFINS

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CB3 0LS

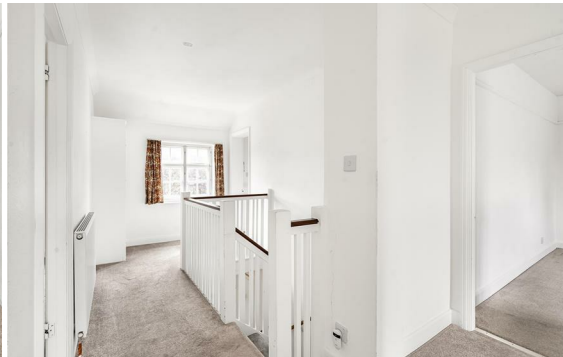
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Guide Price £800,000

- Detached Family Home
- Four Bedrooms
- One Bedroom Annexe
- Three Reception Rooms
- Wealth Of Off-Road Parking
- Oil Heating
- Chain Free
- Extensive Rear Garden
- In Need Of Sympathetic Improvement & Updating

A substantial four-bedroom detached family home, ideally positioned within a popular and well-served village close to Cambridge, offering generous and highly versatile accommodation throughout. The property features multiple reception rooms alongside a kitchen with utility and conservatory, complemented by four well-proportioned double bedrooms. A particular highlight is the adjoining one-bedroom annexe, providing excellent flexibility for multi-generational living or guest accommodation. Externally, the property enjoys a generous and mature rear garden along with off-street parking. Offered with no onward chain, the property presents a wonderful opportunity for sympathetic updating and enhancement.





LOCATION

Girton Road occupies a convenient and well-connected position within the ever-popular village of Girton, located just to the north-west of Cambridge. The village offers an excellent range of day-to-day amenities including a well-regarded primary school, local shops, public houses and recreational facilities, together with strong community links. The property is particularly well placed for access into Cambridge city centre, which is readily reached via a network of well-established cycle routes and regular public transport services. For commuters, the nearby A14 road and M11 motorway provide swift connections to London, Stansted Airport and the wider region, while Cambridge North and Cambridge railway stations offer mainline services into London. In addition, the property lies close to the recently developed Eddington, which provides a growing range of amenities including a supermarket, cafés, restaurants, sports facilities and open green spaces, further enhancing the convenience of the location. Girton is also ideally situated for access to key employment hubs such as the Cambridge Science Park and the wider university departments, making it a consistently sought-after location for both families and professionals alike.

STORM PORCH

With wall-mounted lighting, covering the panelled glazed front entrance door.

ENTRANCE HALL/DINING ROOM

A spacious and welcoming dual-purpose area with wood-effect flooring, stairs rising to first-floor accommodation with understairs storage cupboard, radiator, wall-mounted thermostat, and a single-glazed window with secondary glazing to the front aspect. Doors lead through to the annexe and respective ground floor rooms.

KITCHEN

Fitted with a comprehensive range of wall and base-mounted storage cupboards and drawers with stone work surfaces over, incorporating an inset stainless steel sink with mixer tap and drainer. Integrated four-ring electric hob with concealed extractor hood above and oven below, integrated fridge/freezer, and space and plumbing for a dishwasher. Pantry store, wood-effect flooring, inset LED downlighters, and single-glazed windows with secondary glazing to the rear aspect. Door through to:

UTILITY ROOM

With loft access, consumer unit, and a double panel radiator. Fitted with a stainless steel sink with separate hot and cold taps and tiled splashback, adjoining work surface with base-mounted storage cupboards, and space and plumbing for a washer/dryer. Tiled-effect flooring, panel-glazed door and window leading to the garden, and secondary door providing access to the annexe.

CLOAKROOM

Comprising a two-piece suite with low-level WC and hand wash basin with mixer tap and tiled splashback. Wood-effect flooring and a privacy-glazed window to the rear aspect.

SITTING ROOM

A well-proportioned reception room featuring an open fireplace with stone surround, coved ceiling, and picture rails. Radiator, panel-glazed door leading into the garden room, and windows with secondary glazing overlooking the garden.

GARDEN ROOM

A light-filled space with a low-level brick-built bench, surrounded by single-glazed windows and a pitched glazed roof, enjoying views over the garden.

FAMILY ROOM

Featuring an open fireplace with stone surround and hearth, picture rails, radiator, and windows to both front and side aspects.

FIRST FLOOR LANDING

With radiator, storage cupboard, and windows to both front and rear aspects.

BEDROOM 1

With picture rails, radiator, and window with secondary glazing to the front aspect.

BEDROOM 2

With built-in wardrobes, picture rails, radiator, and window with secondary glazing overlooking the garden.

BEDROOM 3

With built-in wardrobe, boxed-in feature fireplace, radiator, and window with secondary glazing to the front aspect.

BEDROOM 4

With hand wash basin featuring separate hot and cold taps and tiled splashback, radiator, and window overlooking the garden.

WC

Fitted with a low-level WC with concealed dual flush, wood-effect flooring, and privacy-glazed window to the rear aspect.

BATHROOM

Comprising a two-piece suite including a panelled bath with wall-mounted shower and mixer tap, and hand wash basin with mixer tap. Window to the rear aspect.

OUTSIDE**REAR GARDEN**

An extensive and highly private rear garden, principally laid to lawn with a paved patio area directly adjoining the rear of the property, providing an ideal space for outdoor dining and entertaining. The garden is well stocked with a variety of mature trees, shrubs and flowering plants, alongside established herb beds including rosemary.

Positioned close to the property is the external Grant oil-fired combi boiler and oil tank. A timber storage shed sits to the rear with a block-paved area in front. The garden is fully enclosed by timber fencing and benefits from side access to both sides, leading to the front.

FRONT

The property is approached off Girton Road via a dropped kerb leading onto a gravel driveway, providing off-road parking for multiple vehicles.

ANNEXE**ENTRANCE**

Panelled front entrance door leading through to:

LIVING/DINING AREA

A well-proportioned dual-purpose space with coved ceilings, electric radiators, and windows to both front and side aspects. Door providing access back into the main property, with an opening through to the kitchen and separate door to:

KITCHEN

Fitted with a range of wall and base-mounted storage cupboards and drawers with stone-effect roll-top work surfaces over, incorporating a stainless steel sink with separate hot and cold taps and drainer. Space for cooker with extractor hood above, and space for a fridge/freezer. Tiled-effect flooring, coved ceiling, and window to the rear aspect.

SHOWER ROOM

Comprising a three-piece suite including a shower cubicle with wall-mounted electric shower, low-level WC, and hand wash basin with separate hot and cold taps and tiled splashback. Heated towel rail, wall-mounted mirror, and space and plumbing for a washer/dryer. Tiled-effect flooring, extractor fan, electric heater, and a privacy-glazed window to the rear aspect.



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



Guide Price £800,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - South Cambridgeshire



Approximate Gross Internal Area 2117 sq ft - 197 sq m

Ground Floor Area 1001 sq ft – 93 sq m

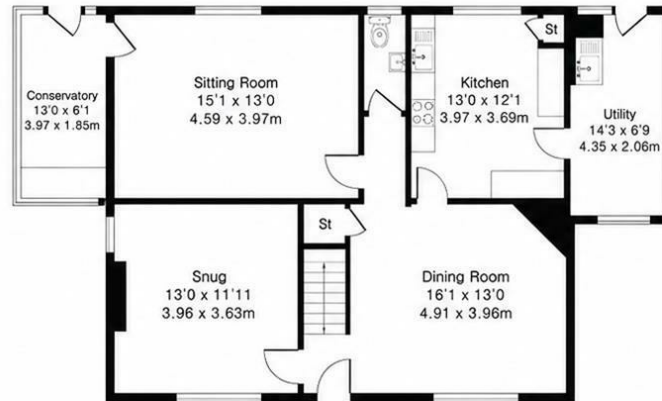
First Floor Area 815 sq ft – 76 sq m

Ground Floor Annexe Area 301 sq ft – 28 sq m

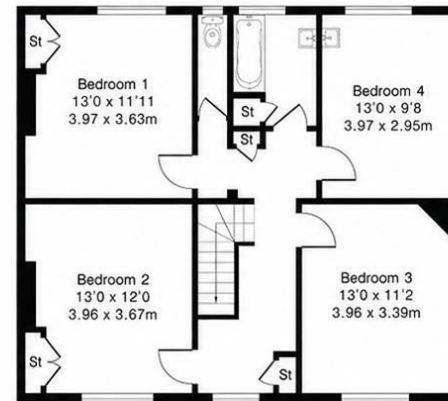
Total Area 2117 sq ft – 197 sq m



Ground Floor Annexe



Ground Floor



First Floor

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.

