



Woodlands Park, Girton
CB3 0QB

Pocock + Shaw

2 Woodlands Park
Girton
Cambridge
Cambridgeshire
CB3 0QB

An established three bedroom home, ideally located in this sought after village location just over four miles north of Cambridge City, having been extended on the ground floor and featuring a private enclosed rear garden.

- Entrance hall with cloaks WC
- Sitting room with feature fireplace
- Dining room
- Kitchen breakfast room
- Study
- Three bedrooms
- Family bathroom with separate shower
- Single garage
- Enclosed rear garden
- No upward chain

Offers in the region of £635,000



A charming three bedroom semi detached house, located just over four miles north of the historic City of Cambridge. The property has been extended on the ground floor to include a larger dining room and study. Three well proportioned first floor bedrooms and family bathroom and ample off road parking to the front with a single garage.

Part glazed entrance door to:

Reception hall Stairs rising to the first floor, window to the side, radiator. Oak timber flooring.

Cloakroom Vanity wash basin with double cupboard beneath, close coupled WC.

Sitting room 13'4" x 12'8" (4.06 m x 3.86 m) Bay window to the front, feature open fireplace with tiled surround and timber mantle. Picture rail and coved cornice, wall lights.

Dining room Attractive wood block flooring, two Velux rooflights to the rear, double French doors to rear garden, radiator.

Kitchen/ Breakfast room 17'2" x 8'11" (5.23 m x 2.72 m) Handmade range of fitted units set under a timber work surface, inset stainless steel sink unit. Inset four burner gas hob and single oven. Window to the rear and Velux rooflight. Terracotta tiled floor. Door to:

Side lobby Internal door to the garage and door to rear garden.

Study 11'0" x 5'11" (3.35 m x 1.80 m) Window to the rear and radiator.

First floor landing Window to the side, radiator. Access to loft space, single airing cupboard housing hot water cylinder.

Bedroom one 15'5" x 11'2" (4.70 m x 3.40 m) Bay window to the front, radiator, picture rail.

Bedroom two 12'11" x 9'10" (3.94 m x 3.00 m) Window to the rear, radiator.

Bedroom three 10'1" x 8'10" (3.07 m x 2.69 m) Window to the front, radiator.

Bathroom Fitted white suite with vanity wash basin and double cupboard beneath, close coupled WC and bath with mixer tap and shower above. Towel rail/ radiator, window to the rear.

Separate shower room Tiled shower cubicle.

Outside

Front garden An enclosed garden area, with mature bushes and shrubs, block paved driveway providing off road parking and access to:

Single garage 16'6" x 10'1" (5.03 m x 3.07 m) Roller shutter door, light connected, internal door to rear lobby.

Rear garden A private and mature garden, with main lawn, well stocked flower and shrub borders, patio area, outside tap.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





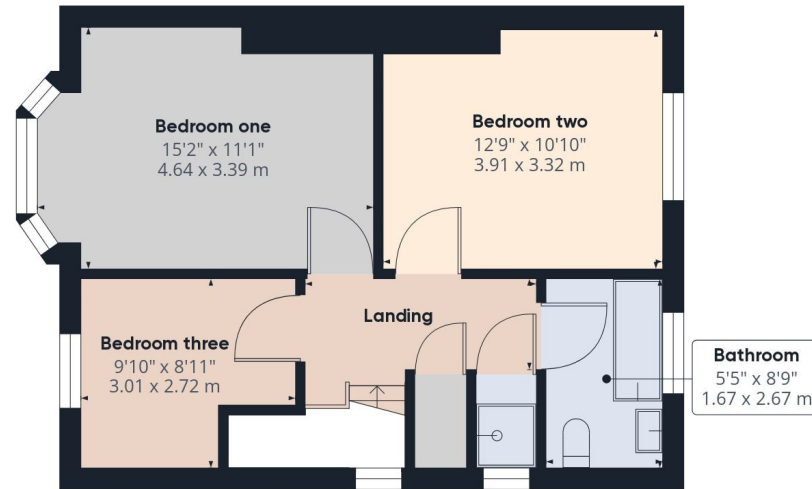
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Approximate total area

1238.3 ft²

115.04 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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