



High Street, Girton, Cambridge
CB3 0QD

Pocock + Shaw

73 High Street
Girton
Cambridge
Cambridgeshire
CB3 0QD

A spacious three bedroom detached period property within this highly sought after village just to the west of the city

- Detached period property
- Sought after village location
- Sitting room with Inglenook fireplace
- Spacious kitchen/dining room
- Utility room
- Bathroom and shower room
- Sash style timber double glazed windows and many appealing features
- Delightful landscaped rear garden
- Driveway parking
- No upward chain

Guide Price £650,000



Girton is a highly favoured village, lying just 3 miles North West of the city. Usual facilities are available and there is an excellent village school with Impington Village College being easily accessible. Communications are excellent with the A14 and M11 being close by. Girton has its own golf course and the village is situated on the edge of open countryside over which there are some pleasant walks.

This detached period property (built circa 1841) was originally two cottages but has been extended and converted to create a fine and spacious family home with many appealing features.

To the ground floor, an entrance lobby takes you into a generous kitchen/ dining room with utility beyond, a rear hallway provides access the ground floor shower room and to the the sitting room with inglenook fireplace. On the first floor there are two very generous bedrooms, a single bedroom and a bathroom with bath and separate shower cubicle.

Externally, the property enjoys a sunny landscaped rear garden with two store sheds and driveway parking to the side.

Offered with no upward chain, the accommodation in detail comprises;

Ground Floor Part glazed front door with stained and leaded glass detailing to

Entrance lobby with built in cloaks cupboard with hanging rail and shelving, wall light points, engineered wood plank flooring, door to

Kitchen/ Dining room 22'3" x 11'8" (6.77 m x 3.55 m) with timber double glazed window to rear with views to garden, timber double glazed sash window to front, exposed ceiling timbers, recessed ceiling spotlights to kitchen area, deep recess (originally an inglenook fireplace) with oak bressumer, deep cupboards with recessed display shelf and shelving over, two radiators, picture rail, two light points.

Kitchen area with excellent range of fitted wall and base units, oak block work surfaces with tiled

splashbacks, built in four ring Schrieber gas hob with extractor hood over, space for under counter freezer and small dryer, space and plumbing for dishwasher, eye level Bosch electric oven with aperture for microwave over, ceramic one and a quarter sink unit with mixer tap, solid Canadian maple strip wood flooring.

Utility room 5'9" x 6'2" (1.75 m x 1.87 m) vaulted ceiling with large velux window to rear, roll top work surfaces with cupboard below, space for fridge/freezer, space and plumbing for washing machine, wall light point, radiator, wainscotting, ceramic tiled flooring, radiator.

Inner hallway with feature wall display niches, stairs to first floor, radiator, wall light points, understairs cupboard with shelving, door to shower room (see later) and door to

Living room 14'9" x 14'3" (4.50 m x 4.34 m) with double glazed timber sash window to rear, inglenook fireplace with oak bressumer, open fireplace with large cast iron hood, stone hearth and display plinths to side, central ceiling timber, picture rail, radiator, wall light points.

Shower room with timber double glazed window to front, fully tiled and enclosed shower cubicle with electric shower unit, built in cupboards to side, WC with concealed cistern, vanity wash handbasin with cupboards below, tiled splashbacks and display shelf to sides, radiator, ceramic tiled flooring.

First Floor

Landing with large window to rear with views to farmland, part galleried staircase to ground floor, built in airing cupboard with Vieman gas combination boiler.

Bedroom 1 15'2" x 14'2" (4.62 m x 4.33 m) with double glazed timber sash window to front, timber double glazed window to side, double doors to built in wardrobe cupboard with clothes hanging rail and shelving, period feature fireplace, two radiators, wall light points, TV point.



Bedroom 2 13'2" x 11'1" (4.01 m x 3.39 m) with timber double glazed sash window to front, loft access hatch, radiator, double doors to built in wardrobe cupboard with clothes hanging rail and shelving, further built in shelved cupboard.

Bedroom 3 11'3" x 6'11" (3.43 m x 2.12 m) with timber double glazed window to rear with views to farmland beyond, radiator, loft access hatch.

Bathroom with window to rear and window to side, spacious bathroom with painted pine tongue and groove panelled bath with part tiled surround over, wash handbasin with tiled shelf to side, cupboard below, wall light and shaver points over, WC, fully enclosed and tiled shower cubicle with Mira Excel shower unit, dado railing, radiator.

Outside Brick paved driveway to side for one vehicle, picket gate and fence to further driveway/garden area. This opens up to a shaped lawn, steps to the rear door, paved seating area with raised brick flower and shrub borders, crab apple tree. Further brick store (originally a pigsty) with trough, bars on windows. The whole offering a sunny aspect and a high degree of privacy.

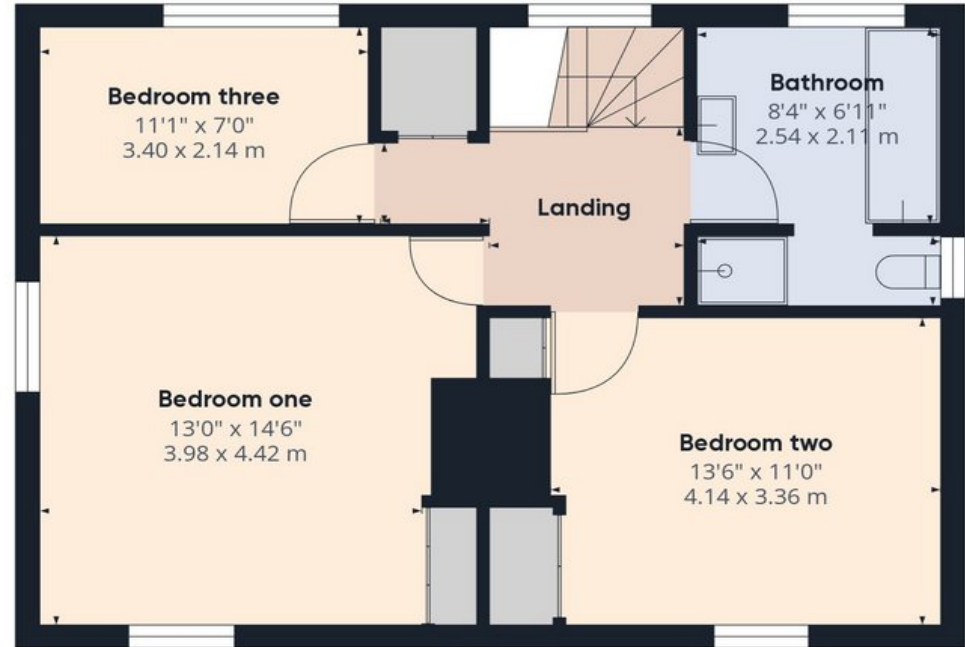
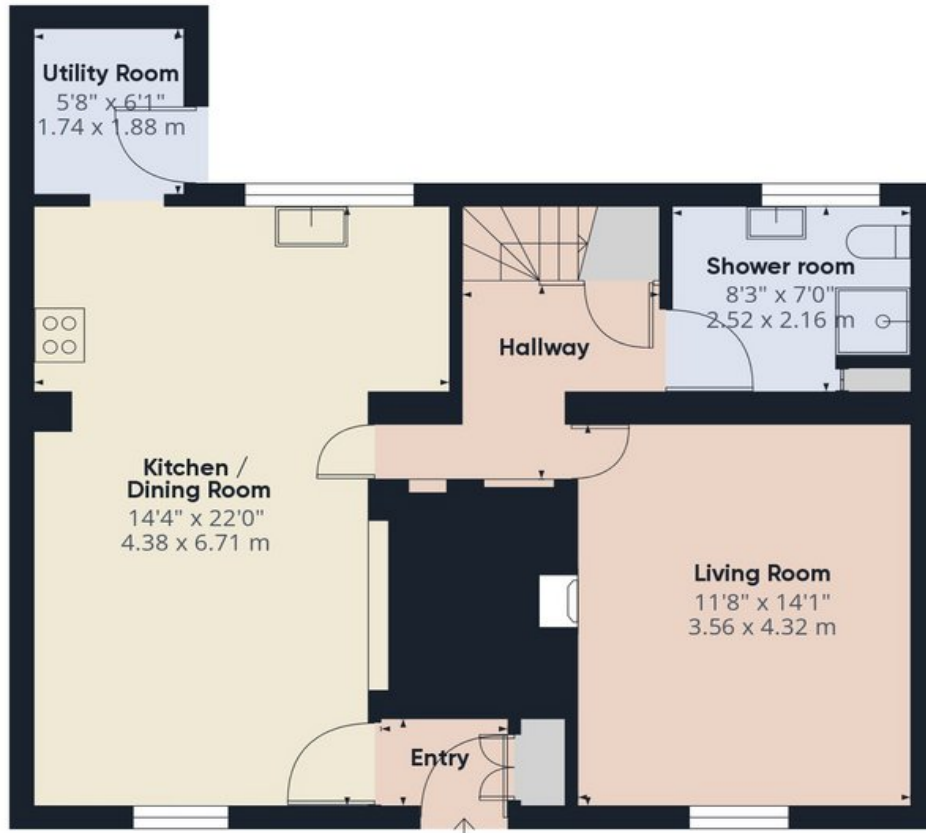
Services All mains services.

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





Approximate total area

1287.04 ft²

119.57 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	59	
(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

Pocock + Shaw