

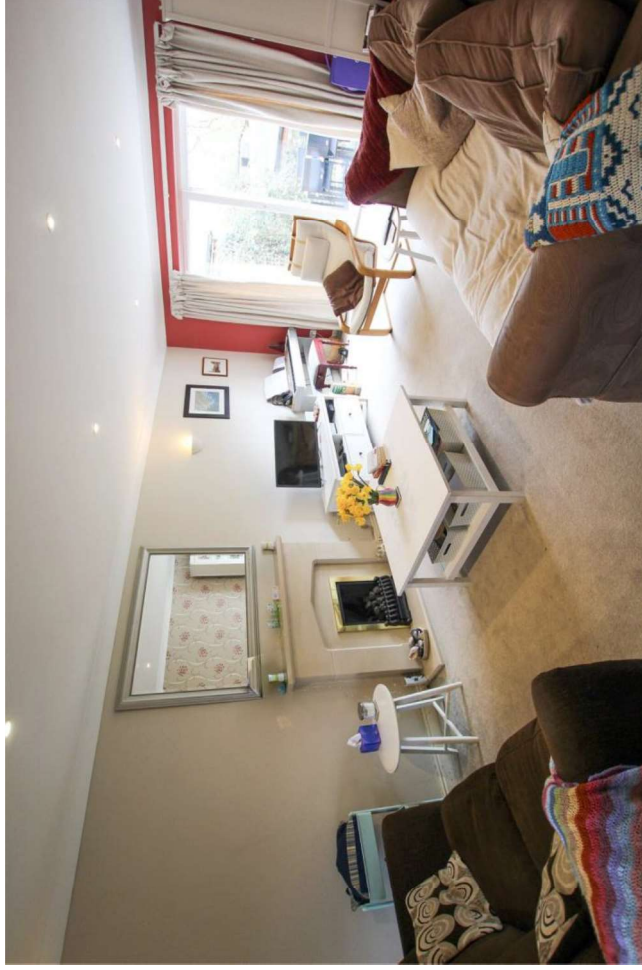


132 GIRTON ROAD, GIRTON, CAMBRIDGE, CB3 0LW

Asking Price £725,000

TYLERS.NET

A modern four bedroom detached home offering well arranged family accommodation including an ensuite, dining room, study/occasional 5th bedroom, garage and 29m long east facing rear garden only a short distance from Cambridge and the city centre in this sought after village.



Girton is situated northwest of Cambridge approximately one mile from the A14 and M11 motorway. It enjoys considerable popularity and is one of the county's most desirable village's due part to its proximity to Cambridge and Eddington Site but also the traditional English village atmosphere. Schooling for all ages is close by with Playgroup, Infant School and bus service to the highly regarded Impington Village College and Sixth Form. The bus service to Cambridge linking Girton is both frequent and regular and there are a wide range of sports and recreational facilities, football and cricket teams, tennis courts, fitness centre and trim trail with two public houses.



- Four bedrooms including the Master with an ensuite.
- Family bathroom and ground floor refitted 3rd WC.
- Generous entrance hall. • Refitted kitchen and utility room.
- Separate dining room. • Twin aspect lounge with feature fireplace.
- Study/occasional 5th bedroom. • Gas radiator central heating and uPVC double glazing.
- Garage and driveway.

Storm Porch Undercover with a part glazed entrance door.	First Floor Galleried landing, loft access to the roof space, Velux window, built in storage cupboard and second airing cupboard housing the hot water cylinder.
Entrance Hall Spacious with a window to the side, stairs to the first floor with built in storage beneath, wood effect laminate flooring.	Master Bedroom A spacious bedroom with rear window and eaves storage.
Cloakroom A white suite comprising a WC, wash handbasin with vanity cupboard below, frosted window, wood effect laminate flooring.	Ensuite Shower Room Comprising an oversize fully tiled shower cubicle, WC wash handbasin, Velux window, splash back tiling to lower walls, heated towel rail and shaver socket.
Study/Bedroom Ideal as a home office or occasional single bedroom with twin aspect windows to the side and rear.	Bedroom 2. Another good double with twin rear facing Velux windows.
Kitchen With ample cupboards, work surface and drawers, with an inset one and a half bowl sink and drainer, Rangemaster oven with a five-ring gas hob and extractor hood over, concealed dishwasher and fridge and a wall mounted boiler, splash back tiling, window looking down the garden.	Bedroom 3. Another double.
Utility Room With units matching those in the kitchen, sink and drainer, plumbing and space for appliance, personal door to the side with a window alongside.	Bedroom 4. A good single with Velux window,
Dining Room A generous room with private rear garden views,	Bathroom. A white suite comprising a panelled bath with mains shower over and screen, WC, wash handbasin, frosted window, heated towel rail, shaver socket.
Lounge With windows to the front and patio doors to the rear, feature gas fireplace with marble surround and hearth, inset spotlights and wall mounted lighting.	Outside A block paved driveway provides ample parking for two/three vehicles with access to a SINGLE GARAGE with up and over door, light and power and side window measuring internally 5.29m x 2.85m. Side gated access leads to an enclosed L shaped rear garden measuring 29m long x 12.75m min. laid to lawn and patio with a far side garden tucked behind the neighbour's garden - offering the potential to approach the neighbour and sell should you not want and they were interested.



Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

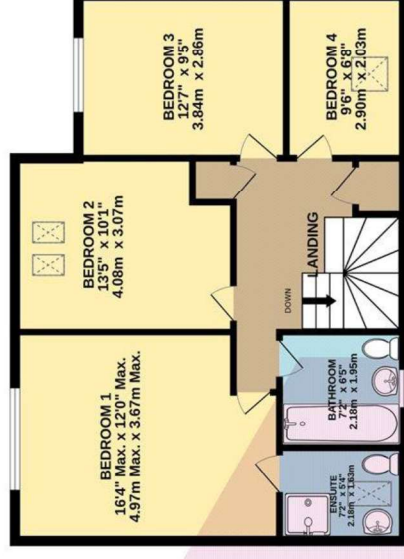
Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

hello@tylers.net | TYLERS.NET

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Tyler's for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tyler's. No person in the employment of Tyler's has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.



Tyler's Independent Estate Agents is a trading name of Tyler's Property Partnership Ltd
Registered address: Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206



TYLER'S