



Perfectly Placed
Girton | Cambridge | Cambridgeshire

EH
EXQUISITE HOME



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This four-bedroom detached home is a bright and spacious property ideally located in the outskirts of Cambridge, with easy access to both the A14 and M11, featuring a large, southwest-facing garden which enjoys sunshine throughout the day. The property is fronted by a large and well-kept brick drive with parking for multiple cars and a single garage perfect for additional parking or for storage. The property is in good decorative order, but could also benefit from some updating, making this property perfect especially for young families who wish to put their own personality into their new home.

A Warm Welcome

A bright entrance hall welcomes you into this property, where there is plenty of room in the corridor for storing coats and shoes, and a useful WC located under the stairs. The 25-foot lounge features wooden floors, picture hanging rails and a central fireplace with a pretty mantle. The lounge enjoys a large window to the front and double doors lead into the adjacent dining room, with both aspects enjoying plenty of natural sunlight making this room bright and cheerful. The size of the lounge allows the room to be naturally split into two distinct areas, and could therefore incorporate a study, library or reading nook, or even a play area for children which can sit separately from the main sitting area. The dining room also features wooden floors and enjoys large sliding glass doors which open out onto the sunny dining terrace. The dining room is housed within the modern rear extension and features a large skylight that catches the sun throughout the day. The dining room opens into the galley-style kitchen. At almost 23 feet long, the kitchen is unusually large and offers ample storage and worktop space with fitted, white units. The units extend out into an "L" shape at the top of the kitchen and into the extension,

so that the separation creates a pleasant breakfast nook with large double doors which open out onto the terrace. The sink is cleverly placed into this "L" shaped nook so that you can enjoy a view of the pretty garden whilst cooking and washing up.

The first floor features four bedrooms and a family bathroom. Two of the bedrooms are large doubles, enjoying aspects to the front and rear of the property. There is a small single bedroom to the rear and a box room to the front, though its position adjacent to the largest bedroom could suggest additional uses as a dressing room or even as an en-suite for those looking to create a more luxurious master suite; though prospective purchasers should make their own enquiries as to the viability of this option. The family bathroom is of a standard size and includes a bathtub, which is ideal for young families. The bathroom could benefit from updating and can therefore be seen as a blank canvas for those wishing to put their own stamp on a property. Each of the bedrooms features period picture-hanging rails and the master bedroom enjoys wooden flooring. The standout feature of this property has to be its glorious southwest facing garden, which is approximately 85-feet long and mostly laid to lawn. Tall hedging on all sides surround the garden offering total seclusion, and because the garden is southwest facing it enjoys sunlight throughout the day and into the evening, making this garden ideal for sun-worshippers and the green-fingered alike, as it would be perfectly suited for those who wish to keep a small kitchen garden. There is a paved patio area to the rear of the house, perfect for catching a few of those ample rays of sunshine or for al-fresco dining. With so much lawn area and a secure border, the garden is also perfect for pets or young children.





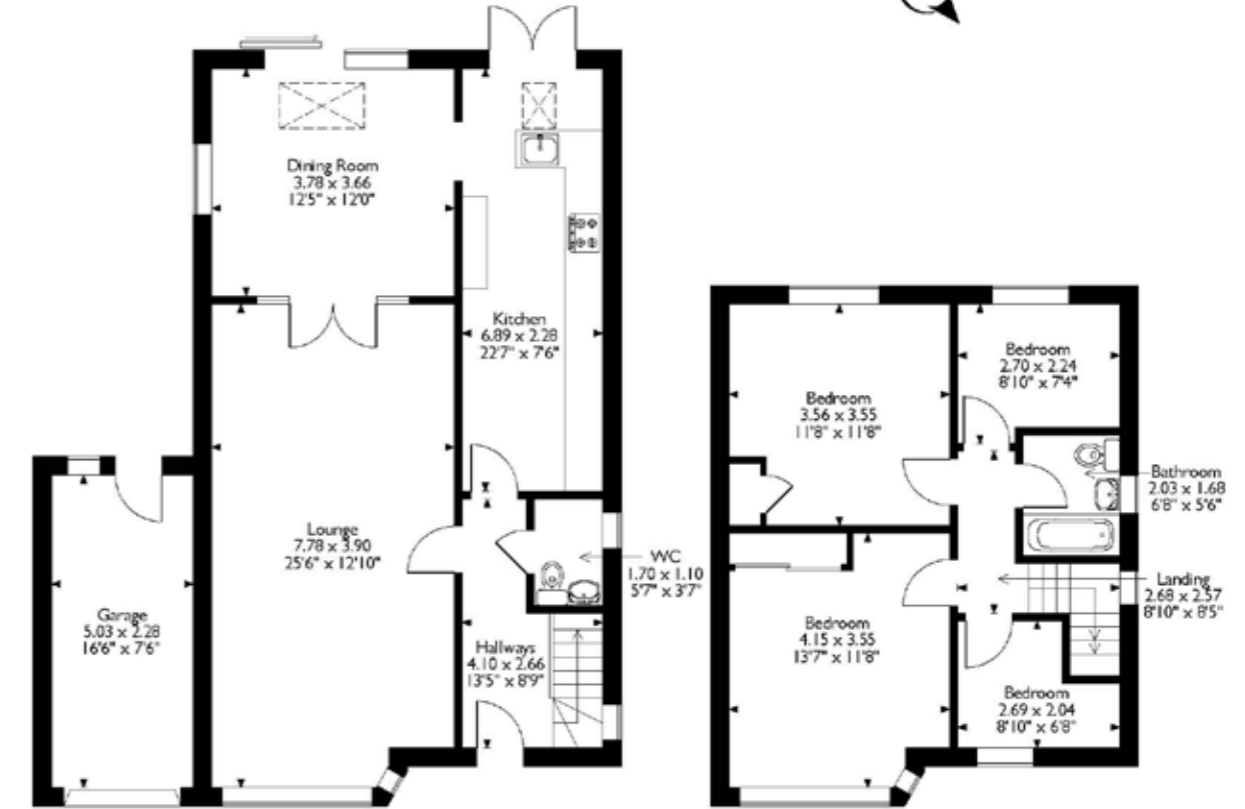
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An Ideal Location

Cambridge is one of the most popular destinations in the UK for homeowners and tourists alike. World-renowned for its famous university, the city is also home to a wealth of boutique shops and restaurants. A walker's and cyclist's paradise, the city is often quieter than many larger towns because of its cycling culture and largely pedestrianised centre. 38 Thornton Road is located on a pleasant residential street on the outskirts of Cambridge, in a quiet suburb close to the interchange between the A14 and the M11, making this spot ideal for commuters to both central Cambridge and further afield. The property itself is within walking distance of Girton College (which is part of the University of Cambridge), and is only a 15 minute cycle-ride into central Cambridge. Cambridge Station is approximately a 20 minute drive (by car or bicycle), and offers direct services to London's Kings Cross and Liverpool Street Stations in as little as 50 minutes. This edge-of-Cambridge location is perfect for those who seek the quiet and space of a suburban property but still wish to be close to the city's many amenities and colleges. In addition to its reputation for world-class higher education, Cambridge is also a regional centre for excellence in primary and secondary settings, as it is home to some of the top performing schools in the country in both the public and private sector, including the renowned Perse Independent School. The property is close to a number of primary and early-years settings, and the catchment state secondary school was rated "Good" by Ofsted in 2019.



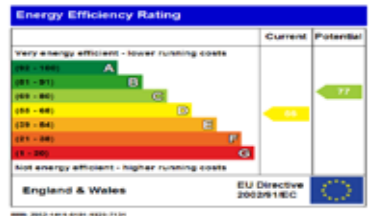
Approximate Gross Internal Area
Main House = 118 Sq M/1262 Sq Ft
Garage = 11 Sq M/123 Sq Ft
Total = 129 Sq M/1385 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No. 10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

EH
EXQUISITE HOME

Regional Office: Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX

T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

www.exquisitehome.co.uk