



Ditton Fields, Cambridge, CB5 8QL



pocock & shaw

Residential sales, lettings & management

84 Ditton Fields
Cambridge
CB5 8QL

A three bedroom semi-detached house conveniently located for the City Centre and river, as well as offering easy links to the A14 and M11

- Semi-detached property
- 3 bedrooms
- First floor bathroom
- Kitchen/breakfast room
- Sitting room with bay window
- Ground floor cloakroom
- Gas heating and mostly double glazed
- Driveway parking
- Good sized enclosed rear garden
- No upward chain

Offers around £339,500



The property is situated in the Barnwell area of Newmarket Road which is 1.5 miles east of Cambridge City centre. There is a good range of local shopping facilities and restaurants close by. The river Cam, Stourbridge Common and access to Cambridge North Station and the Science Park are within walking and cycling distance.

Standing semi-detached the property has been re-modelled and extended to provide a three bedroomed house with a good-sized rear garden with brick store and driveway parking to front. The property comes with the added advantage of no upward chain.

FRONT DOOR TO

ENTRANCE LOBBY with stairs to first floor and glazed door to

SITTING ROOM 11' 7" x 10' 10" (3.53m x 3.3m) with bay window to front, picture rail, radiator, wall light points, door to

KITCHEN/DINING ROOM 11' 9" x 10' 11" (3.58m x 3.33m) with sliding door to lean-to conservatory, good range of fitted wall and base units with worksurfaces and tiled splashbacks, built-in 4 ring stainless steel gas hob with electric oven below and extractor hood over, sink unit and drainer, space and plumbing for washing machine, dishwasher, undercounter fridge, door way to lean-to conservatory, radiator, ceramic tiled flooring, door to

SIDE LOBBY AREA with understair storage recess, wall mounted Vaillant gas combination boiler, door to

CLOAKROOM with window to side, WC.

LEAN-TO CONSERVATORY 14' 0" x 7' 2" (4.27m x 2.18m) aluminium framed conservatory with sliding door to side, water tap, and light.

FIRST FLOOR

LANDING with window to side, wall light points, storage cupboard, door with stairs to second floor, doors to:

BEDROOM 1 10' 11" x 8' 7" (3.33m x 2.62m) with window to front, mirror-fronted wardrobes to part of one wall, radiator, laminate wood flooring.

BEDROOM 2 10' 11" x 8' 0" (3.33m x 2.44m) with window to rear overlooking the garden, built-in wardrobe to part of one wall, radiator

BATHROOM with window to rear, 'P' shaped bath with glass shower screen over, fully tiled walls, vanity wash handbasin with mirror-fronted wall cabinet over, wc, chrome heated towel rail, extractor fan.

SECOND FLOOR

BEDROOM 3 13' 10" x 7' 9" (part-restricted head height - measurement at 1.5m head height), (4.22m x 2.36m) with Velux window to rear, recessed ceiling spotlights, window to side, stairs down to first floor with radiator, recessed timber shelf.

OUTSIDE Open plan front garden area with driveway parking, timber gates to side of property and on to the;

REAR GARDEN

Good sized rear garden (extending to approximately 70ft) with a paved patio area adjacent to the rear of the house and path leading down length of garden., paved pergola area, raised pond with pump, timber shed and covered recessed area, useful brick built store (8'0" x 6'7"), Apple and Birch tree, the whole enjoying a sunny aspect and a good deal of privacy.

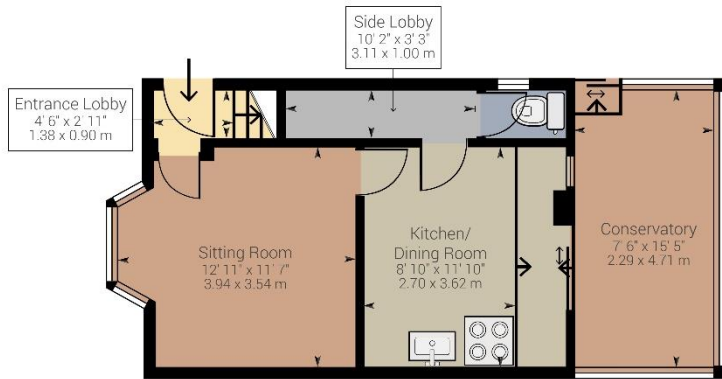
TENURE The property is Freehold

SERVICES All mains services connected

COUNCIL TAX Band B

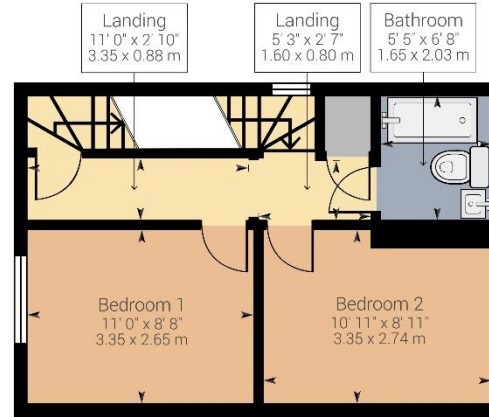
VIEWING By prior appointment with Pocock & Shaw





Approximate net internal area: 462.49 ft² / 42.97 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Approximate net internal area: 320.75 ft² / 29.8 m²
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Approximate net internal area: 140.43 ft² / 13.14 m²
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(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	
www.epc4u.com		

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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