



71 St. Vincents Close, Girton,
Cambridge, CB3 0PB

Offers in excess of £500,000



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Girton, CB3 0PB

- Fully refurbished family home
- Studio/annexe
- 3/4 bedrooms and 3 bath/shower rooms
- Ground floor cloakroom



A renovated, cleverly designed and extended 4-bedroom home, incorporating a studio/annexe and offering 1348 sq.ft of versatile space.

Located in a popular village within cycling distance of Cambridge, this good-sized family home has been completely refurbished and includes a large rear extension.

The accommodation has been designed with flexibility in mind and includes a large entrance hall and hallway, with a cloakroom and WC, the living room is at the front of the house and is a good size. The rear extension incorporates a lovely open-plan kitchen/dining room which is beautifully fitted with handleless white units, natural wood worktops and integrated appliances including a dishwasher, oven, hob, microwave and fridge freezer. There is a roof light and full-width door to the garden making the room wonderfully bright. From the kitchen/dining room is access to the studio which has a fully equipped high-quality kitchen and a stylish shower room and WC. The studio also has a door to the garden allowing independent access. The studio could be used as an independent space able to generate a monthly income, as an annexe for a dependent relative, or used as an extension to the main house as an additional reception room,





ground floor en-suite bedroom, or versatile additional space.

Upstairs, the accommodation is well proportioned to offer three double bedrooms, including a main room with an en-suite shower room and a large family bathroom with a freestanding bath and walk-in shower. The three bathrooms throughout the house have been particularly well-finished, having high-quality fittings as well as stylish wall and floor finishes.

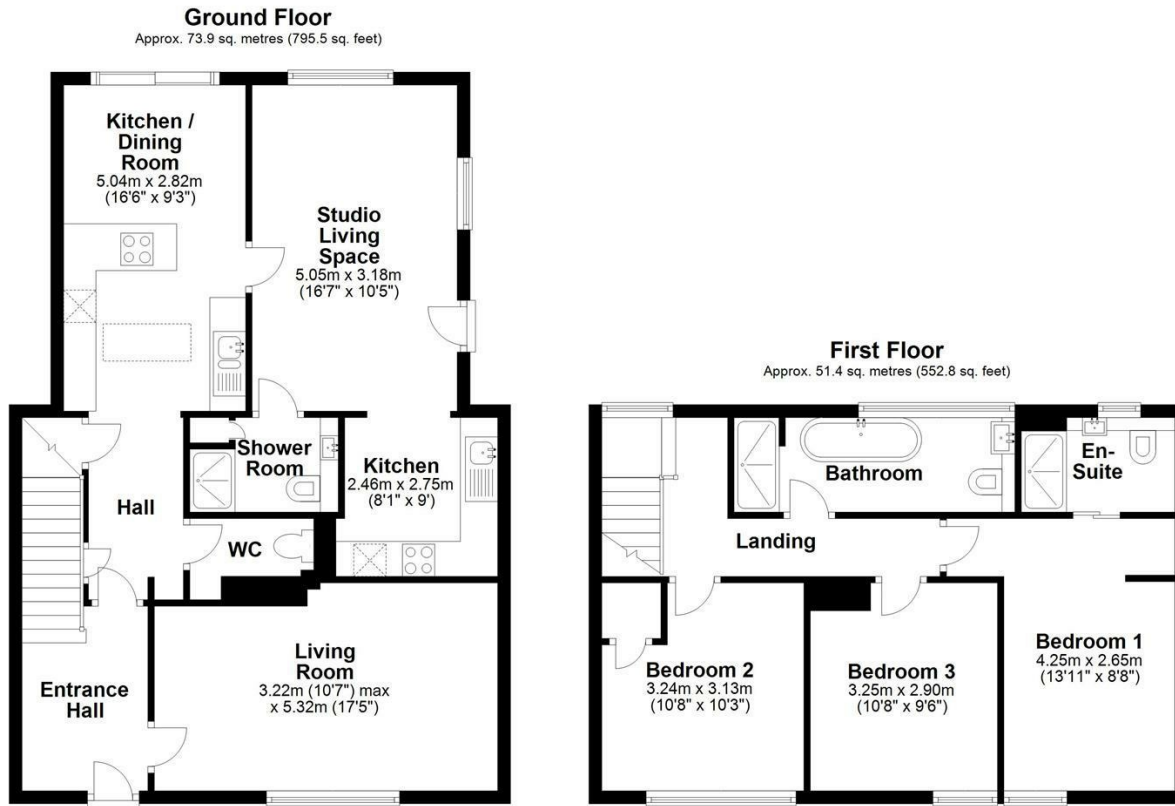
The house has been decorated in a natural colour palette. Clever use of LVT flooring on the ground floor, including herringbone and plank patterns with subtle colour changes, carefully picks out the different spaces. The house has a new central heating system incorporating a best-in-class efficiency boiler and double glazing. The loft has been well insulated with 300mm mineral wool.

At the front of the house is a gravel parking area and a lawned garden. A shared side access leads to the rear garden which is fully enclosed and has new fencing on both sides. The garden has been re-turfed, now having a pleasant lawned area, retained stunning Magnolia flowering tree, and newly laid patio adjoining the rear of the house.

St Vincents Close is off Pepys Way in the particularly popular village of Girton which is just outside Cambridge. Girton has a primary school, a large well-served recreation ground, and local shopping as well as pubs/restaurants and a golf course. Furthermore, there are additional facilities at the nearby, new University development, Eddington. SAT NAV: CB3 0PB. What3words:///cove.output.divide



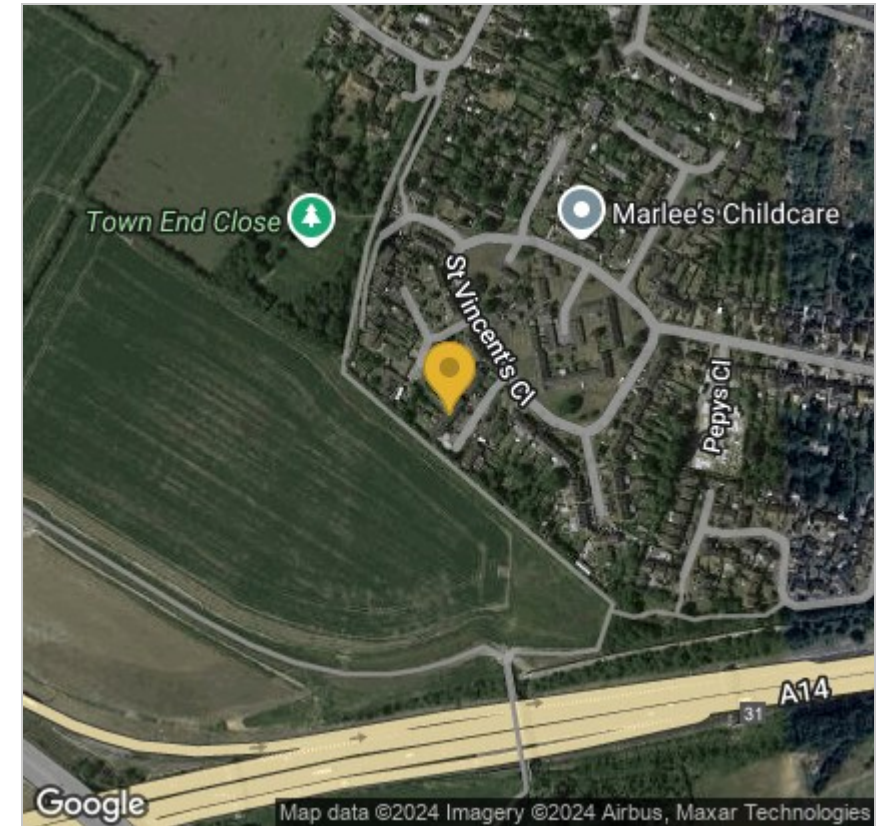
Floor Plan



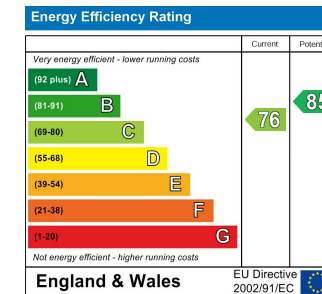
Total area: approx. 125.3 sq. metres (1348.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

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