






245 Wellbrook Way, Girton,
Cambridge, CB3 0GL

Guide price £525,000

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245 Wellbrook Way

Girton, CB3 0GL

- Modern townhouse with 5 bedrooms
- Parking and garden
- EPC rating C

A 4-5 bedroom townhouse end of terrace townhouse, offering versatile and well-maintained family space located in an excellent position for access to the village, Cambridge, and Eddington.

The house is perfect for a large family and can be used in a variety of ways, whether that is as a five-bedroom house or utilising the rooms to create a separate TV room, playroom or study. In fact, the current owners use one of the first-floor bedrooms as a home office and have a second home office/family room arranged on the second floor. The home has been improved and well cared for and extends to 1231 sq. ft and includes an entrance hall with utility cupboard, stairs to the first floor and a refitted cloakroom and WC. The open-plan living space is L-shaped and includes a living area with a large window, with bespoke shutters, to the front. The kitchen and dining areas have views and access to the garden and the kitchen is well-fitted. It includes ample storage and worktops, there is a useful pantry/storage cupboard too.

On the first floor, there are 3 bedrooms, one is perfect as a home





office and has hard-wired internet. There is also a family bathroom. On the second floor there are 2 more double bedrooms, the main room has fitted cupboards and an en-suite shower room.

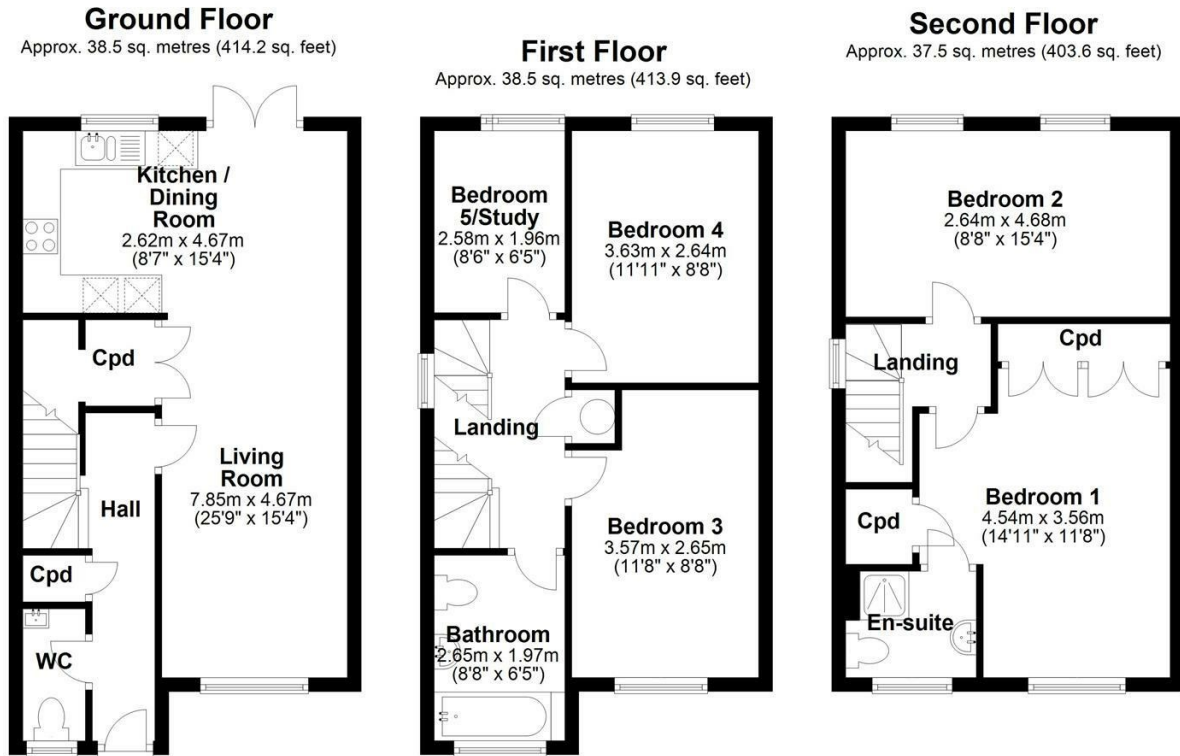
The house has double glazing and central heating, and the main reception areas have attractive wood effect flooring.

At the front of the house, there is driveway parking and a small garden, side access leads to the rear garden which has a patio area, lawn and shed, it is enclosed by a wall and fence.

Located at the City end of Girton, within easy reach of the town and the excellent facilities both in the village and at nearby Eddington. Girton is a popular village with shops, pubs and a primary school as well as excellent sports/recreation facilities. Wellbrook Way can be found just off Girton Road. SAT NAV: CB3 0GL What3words: ///boats.guards.clap



Floor Plan



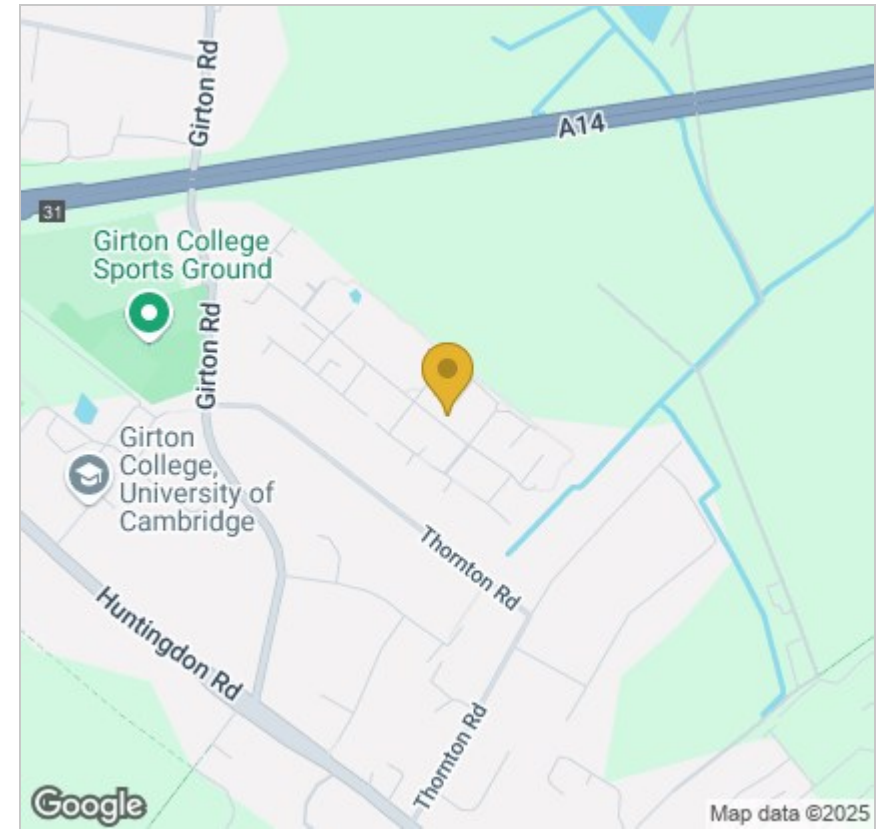
Total area: approx. 114.4 sq. metres (1231.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

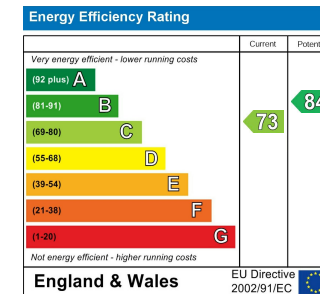
Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

Area Map



Energy Efficiency Graph



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