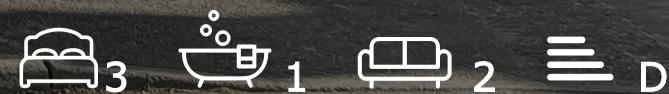




11 Spalding Way
Cambridge, CB1 8NP

Guide price £600,000



11 Spalding Way

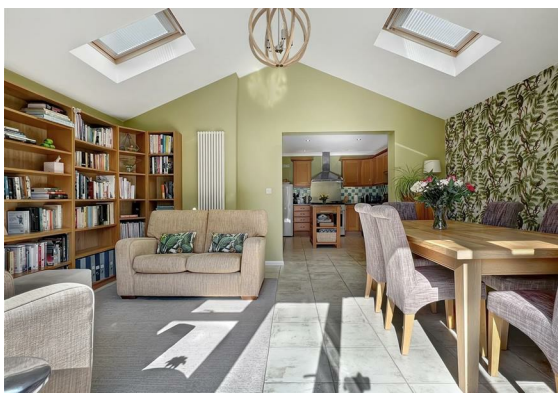
Cambridge, CB1 8NP

- Excellent location off Queen Ediths Way
- Extended family home with large garden
- Studio/cabin
- Parking

An extended, well-appointed, 3 bedroom family home with a large South-West facing garden and studio. Located off Queen Ediths Way, close to Addenbrookes.

Extended and refurbished this lovely house offers 1184sq.ft. of accommodation that includes: An entrance hall, with a staircase and storage cupboard under, a tiled floor, and a refitted cloakroom. The living room is surprisingly large and has a dual aspect and an attractive stone fireplace with a gas fire. The kitchen is well-equipped with plenty of cupboards, a pantry and a range-style cooker. The kitchen opens to the extension which provides a bright and spacious family room with a vaulted ceiling with 4 large Velux roof lights, doors to the garden, and tiled floor.

Upstairs, on the landing, there is a loft hatch and the airing cupboard, with a combi boiler (still under warranty), there are 3 bedrooms, two are doubles and two have a dual aspect. Bedroom 1 overlooks





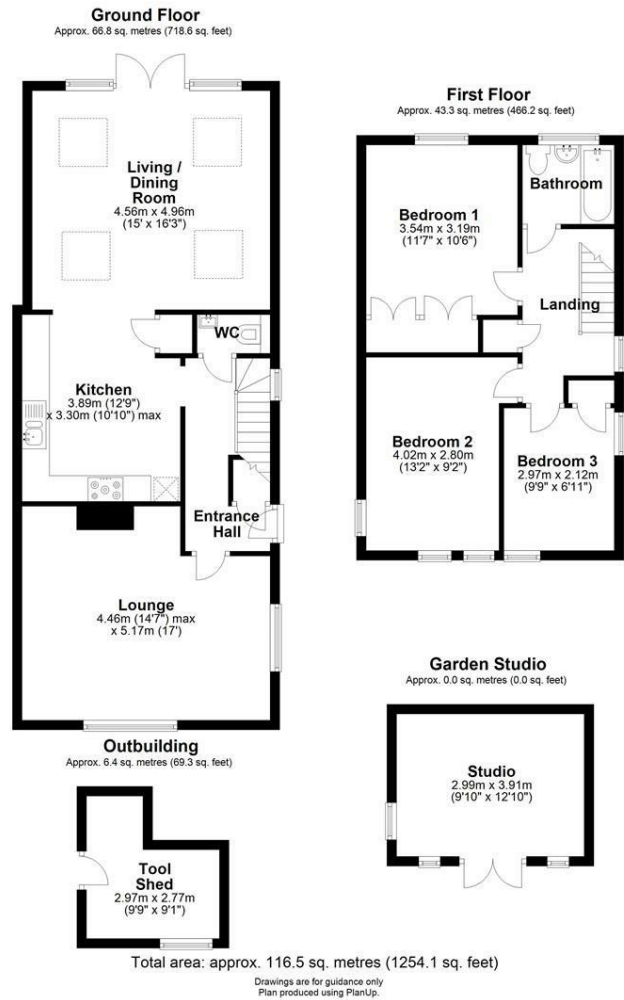
the garden and has built-in wardrobes. The bathroom has also been refitted and has a shower over the bath, towel rail, and full wall tiling.

Outside, at the front, there is a block paved driveway providing parking, the remainder of the front garden is lawn and shrub beds. Gated side access leads to the rear garden, which is beautiful and has a southwest orientation. At the back of the house is a paved terrace with an electric awning and a pond. There are lawned areas and well-stocked beds. There is also a useful brick tool shed. At the rear of the garden, beyond the raised beds and Hornbeam hedge, is a large decked area incorporating a seat around a large Greengage tree and the studio, which would suit a variety of uses and has power and light connected.

Spalding Way is just off Queen Ediths Way and is always popular with those looking to be close to Netherhall School, Addenbrookes and ARM, all of which are within 7 minutes by bike. Cambridge Station is under 2 miles away too. SAT NAV: CB1 8NP what3words: ///bolts.vouch.stir



Floor Plan



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: C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

