

ENTRANCE HALLWAY External door, stairs to first floor, double radiator.

LOUNGE/DINER

LIVING AREA 12' 11" x 12' 0" into bay (3.94m x 3.66m) Double glazed bay window to front aspect, double radiator, fireplace with inset open fire, recessed shelving, laminate wood flooring, archway leading to dining area.

DINING AREA 12' 11" x 10' 11" (3.91m x 3.33m) Double radiator, laminate wood flooring, double doors opening into lean to conservatory.

LEAN TO CONSERVATORY 13' 1" x 11' 3" (3.99m x 3.43m) Double glazed windows to rear and side aspect, polycarbonate roof, double glazed doors to patio area.

KITCHEN/BREAKFAST ROOM 17' 0" x 7' 11" (5.18m x 2.41m) Double glazed window to rear aspect, double glazed window to side aspect, double glazed door to side garden, comprehensive range of matching base and wall mounted units with worksurfaces, inset sink unit with drainer, part tiled splash backs, space for fridge, space for freezer, space and plumbing for dishwasher, space and plumbing for washing machine, built in electric oven, built in combination oven, built in electric hob, built in shelving, double radiator, pantry.

FIRST FLOOR LANDING Double glazed window to side aspect, single radiator, airing cupboard with wood slatted shelving.

BEDROOM ONE 12' 11" x 10' 11" (3.94m x 3.33m) Double glazed window to rear aspect, single radiator, comprehensive range of fitted wardrobes and drawers.

BEDROOM TWO 9' 11" x 9' 10" (3.02m x 3m) Double glazed window to front aspect, single radiator, fitted wardrobe.

BEDROOM THREE 9' 8" x 7' 5" (2.95m x 2.26m) Double glazed window to rear aspect, single radiator, fitted wardrobes.

BATHROOM Double glazed window to front aspect, low level w.c, panel enclosed corner bath, wash basin, single radiator, wall mounted gas combination boiler, shaver

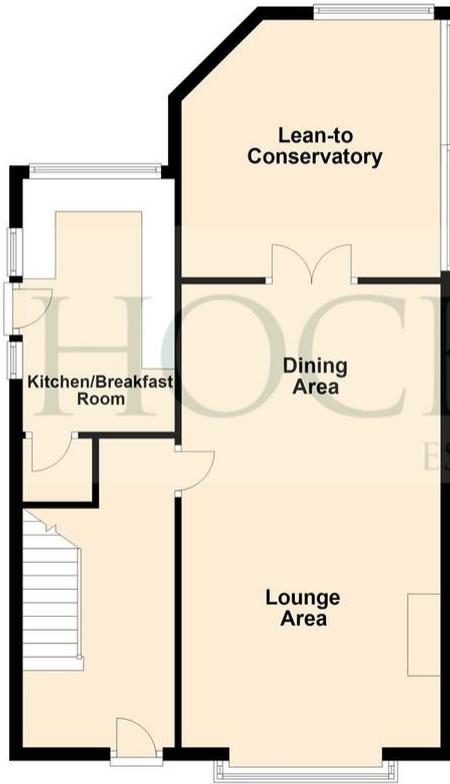


point, shaver light, heated towel rail, loft access, part wood panelling.

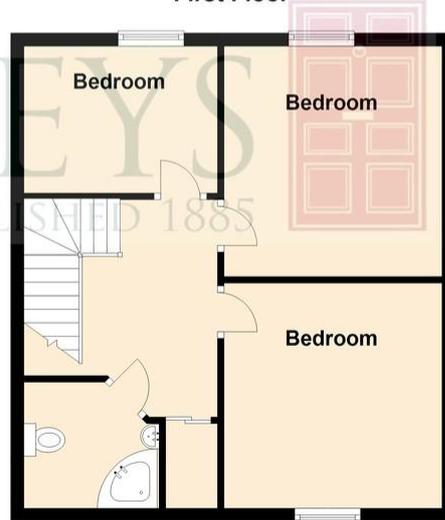
OUTSIDE There is a large garden to the front which is laid mainly to lawn and enclosed by brick wall and picket fencing with wrought iron gates leading to the driveway which provides a large level of off road parking and gives access to the rear garden. The rear garden is laid to lawn with large patio area, occasional trees and shrubs and numerous large timer sheds.



Ground Floor



First Floor



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117 Ditton Walk, Cambridge, CB5 8QD

£550,000 Freehold

A detached three bedroom family home set in a plot of approximately 0.19 acres, located approximately 1.5 miles from the city centre. Comprises living room, dining room, lean to conservatory, kitchen/breakfast room, first floor bathroom and large front and rear gardens.



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