

**ENTRANCE HALLWAY** Glass panelled wooden external door, radiator, stairs rising to first floor, built in cupboard, glass panelled doors to living room, wooden doors to kitchen/diner and downstairs cloakroom.

**LIVING ROOM** 18' 11" x 10' 11" (5.77m x 3.34m) Single glazed box bay wooden window to front aspect, double glazed sliding patio door to rear garden, two radiators, gas fire place.

**DOWNSTAIRS CLOAKROOM** Single glazed window to rear aspect, two piece suite comprising low level w.c, wall mounted wash basin with tiled splash back, storage cupboards, radiator, tiled floor.

### KITCHEN/DINER

**DINING AREA** 10' 7" x 8' 3" (3.23m x 2.54m) Double glazed patio doors to side aspect, coving, tiled floor, door to study/bedroom five, opening to kitchen area.

**KITCHEN AREA** 16' 6" x 7' 9" (5.05m x 2.37m) Two double glazed windows to rear aspect overlooking the garden, double glazed French doors to rear garden, range of matching base and wall mounted units with worksurfaces over, inset stainless steel sink unit with drainer, tiled splash backs, space for fridge/freezer, space for electric cooker with four ring electric hob and extractor hood over, free standing washing machine, freestanding dishwasher, wall mounted gas boiler newly fitted just over two years ago, coving, tiled floor.

**STUDY/BEDROOM FIVE** 16' 6" x 8' 5" (5.03m x 2.59m) Wooden single glazed window to front aspect, double glazed patio door to rear garden, electric fireplace, two radiators. 5.03m x 2.59m

**FIRST FLOOR LANDING** Single glazed window to side aspect, airing cupboard, access into loft space, doors to bedrooms and bathroom.

**BEDROOM ONE** 11' 5" x 9' 0" (3.48m x 2.76m) Single glazed wooden window to rear aspect overlooking the garden, radiator, wardrobe storage, door to en-suite.

**EN-SUITE** Three piece suite comprising low level w.c, pedestal wash hand basin, electric shower with tiled surround, floor spot lights, tiled surround, chrome heated towel rail.



BEDROOM TWO 12' 1" x 9' 0" (3.70m x 2.75m) Single glazed window to rear aspect, radiator.



BEDROOM THREE 9' 8" x 9' 2" (2.95m x 2.80m) Single glazed window to side aspect, radiator.



BEDROOM FOUR 9' 8" max x 8' 7" (2.97m x 2.62m) Single glazed window to side aspect, radiator, three built in wardrobes.

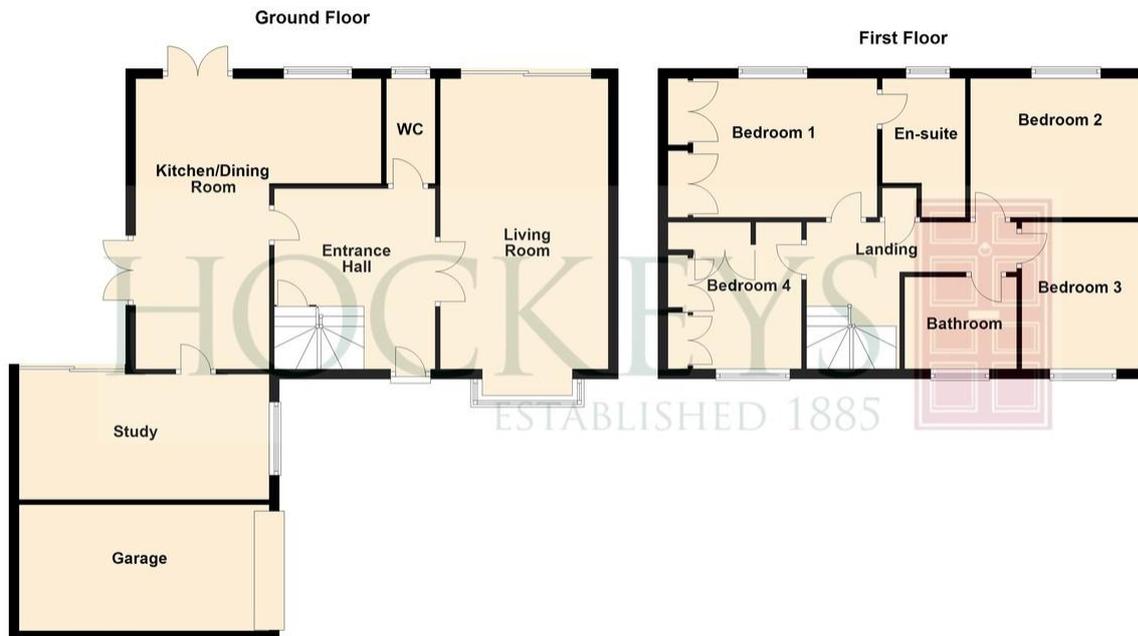
BATHROOM Single glazed window to side aspect, three piece suite comprising pedestal wash hand basin, low level w.c, p-shaped bath with shower over, tiled surround, radiator, tiled floor.



OUTSIDE To the front of property there is a driveway providing off road parking, leading to a single garage and access into the rear garden. The rear garden offers a good degree of privacy in our opinion, is laid to lawn with two patio areas, a decked area, two pergolas, summer house, mature flower beds, outdoor lighting and all fully enclosed.

SUMMER HOUSE 8' 5" x 8' 5" (2.58m x 2.57m) Two single glazed windows to rear and side aspect, glass panelled door to rear aspect, power and light connected.





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6 The Lynx, Cambridge, CB1 9GE

£625,000 Freehold

A beautifully presented four bedroom detached home situated on an idyllic plot in an extremely sought after area approximately 2.5 miles from Addenbrookes hospital and the Cambridge Train Station. This large family home offers great living space throughout the ground floor with the garage being extended into to add an additional reception room and a stunning west facing garden that gets the sun throughout the whole day.



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