

Double glazed door opens to living room/dining area.

**LIVING ROOM AREA** 13' 9" max x 11' 8" max (4.21m x 3.58m) Double glazed bay window to front, wood burning stove and recess with storage either side, radiator, wooden floor boards. Opens to dining area.

**DINING AREA** 11' 9" x 10' 10" (3.60m x 3.31m) Single glazed arched window and glass panelled door to kitchen, stairs to first floor, four under stairs storage cupboards, radiator, wooden floor boards.

**KITCHEN** 18' 0" x 11' 5" (5.49m x 3.48m) Double glazed window to rear, double glazed velux window, double glazed glass panelled door to rear garden, range of wall and floor mounted base units and central island, electric cooker with four ring electric hob, stainless steel sink unit with drainer, space and plumbing for washing machine, integrated dishwasher, space for fridge/freezer, wall mounted gas fired boiler unit, radiator, tiled flooring.

**STAIRS TO FIRST FLOOR LANDING** Doors off to bedrooms and family bathroom, loft access.

**BEDROOM ONE** 11' 10" x 10' 11" (3.61m x 3.35m) Double glazed windows to front, recess either side of the chimney breast, radiator.

**BEDROOM TWO** 11' 5" x 6' 9" (3.49m x 2.06m) Double glazed window to rear, radiator.

**FAMILY BATHROOM** Obscured double glazed window to rear, three piece suite comprising low level wc, hand wash basin with tiled splashback and panelled bath with shower over, radiator, tiled flooring.

**OUTSIDE** With on-street parking to the front of the property, a pathway leading to the front of the property and side access to the rear garden.

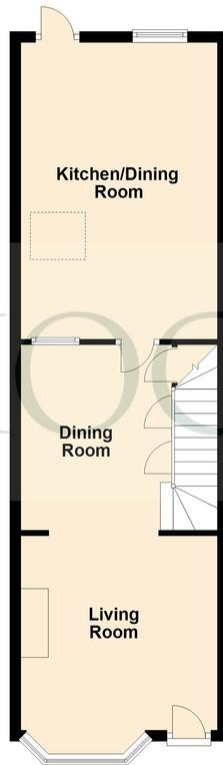
The rear garden is laid to lawn with two patio areas, bicycle store, side access, fully enclosed by recently erected fencing, covered pergola.

Potential to build a studio/work from home space at the bottom of the garden using the power cables that have been installed.





**Ground Floor**  
Approx. 43.9 sq. metres (472.4 sq. feet)



**First Floor**  
Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 75.1 sq. metres (808.4 sq. feet)

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34 Ditton Walk, Cambridge, CB5 8QE

£425,000 Freehold

A bay-fronted, Victorian terrace that has been well-extended with the potential to still go up into the loft (STPP).

This home provides spacious living with an extended kitchen/diner that opens onto the enclosed and newly landscaped rear garden.

So if you are looking for a home close to the River Cam whilst still being just over ten minutes from both of the stations in Cambridge city centre, look no further.



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