GRAY TOYNBEE

56 Church Lane, Girton,

Cambridge, CB3 0JP

Guide price £600,000

3 2 1 B

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- Energy efficient family house
- Solar, air source, insulation
- Extended accommodation
- Fabulous garden
- No chain
- Refurbished to reduce energy use

A 3-bedroom family house, extended to provide spacious accommodation, which has been refurbished with energy efficiency in mind, set in a popular village location within walking distance of the school and with a garden of about 200ft.

The current owners have installed an air source heat pump, solar panels, double glazing, floor and roof insulation, and external wall insulation, all to improve the efficiency of the house, drive down running costs and generate an EPC rating of B.

This attractive house has a two-storey extension and totals 1045 sq. ft, meaning there is plenty of space for family life. The main living space is open-plan and comprises a living/dining/kitchen. The whole space is wonderfully light, and there are sliding doors to the garden. The kitchen area has a range of units and a fitted oven, hob, and extractor. The

kitchen has a tiled floor. Double doors lead from the living room to the separate sitting room, which overlooks the front garden. A refitted shower room, off the entrance hall, completes the ground floor.

Upstairs, there is a spacious landing which has plenty of space for a study/homeworking area. There are three well-proportioned bedrooms; the main room has fitted wardrobes. The bathroom has also been refitted and includes a shower over the bath, basin, WC, wall and floor tiling, and storage.

At the front, there is a block-paved driveway for parking and flower beds. Side access leads to the rear garden, which is nearly 200 ft long and divided into three distinct areas. Adjoining the house is a patio, beyond that a lovely lawned area with stocked beds, a second seating area with a pergola, and a variety of mature plants and shrubs. There is a vegetable garden and a small orchard/ wildlife area. There is a pond, two sheds, and the garden is fenced.

What3words: ///fire.waddle.rise

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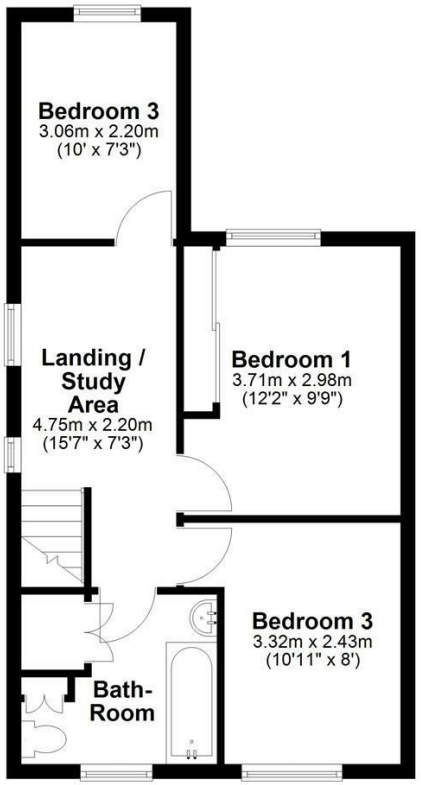
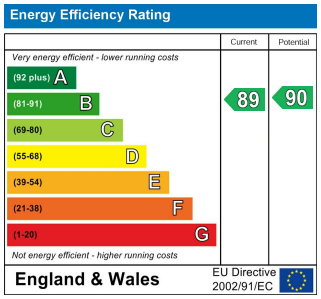
Ground Floor
Approx. 52.5 sq. metres (565.5 sq. feet)

First Floor
Approx. 44.6 sq. metres (480.3 sq. feet)



Total area: approx. 97.2 sq. metres (1045.8 sq. feet)

Energy Efficiency Graph



Tenure: Freehold
Council tax band:

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