

43 Apthorpe Way
Cambridge, CB4 2NJ

Guide price £425,000

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- Extended family home
- EPC rating C
- Traffic free location

An extended three-bedroom terraced home offering spacious open-plan living, a lovely rear garden, and a peaceful position overlooking a green.

This fantastic family home extends to approximately 1,072 sq ft and has been thoughtfully refurbished in recent years. A substantial rear extension has created a bright and versatile open-plan living space, incorporating a well-appointed kitchen with a range of fitted units and an integrated fridge freezer. The dining area features a wood-effect floor and flows seamlessly into the family room, which boasts a vaulted ceiling with three Velux rooflights, underfloor heating, and full-width bi-fold doors with integrated blinds, providing an abundance of natural light as well as direct access to the garden. At the front of the property, the sitting room enjoys a large window overlooking the green and offers a useful separate reception space away from the main living area.

Upstairs, there are three



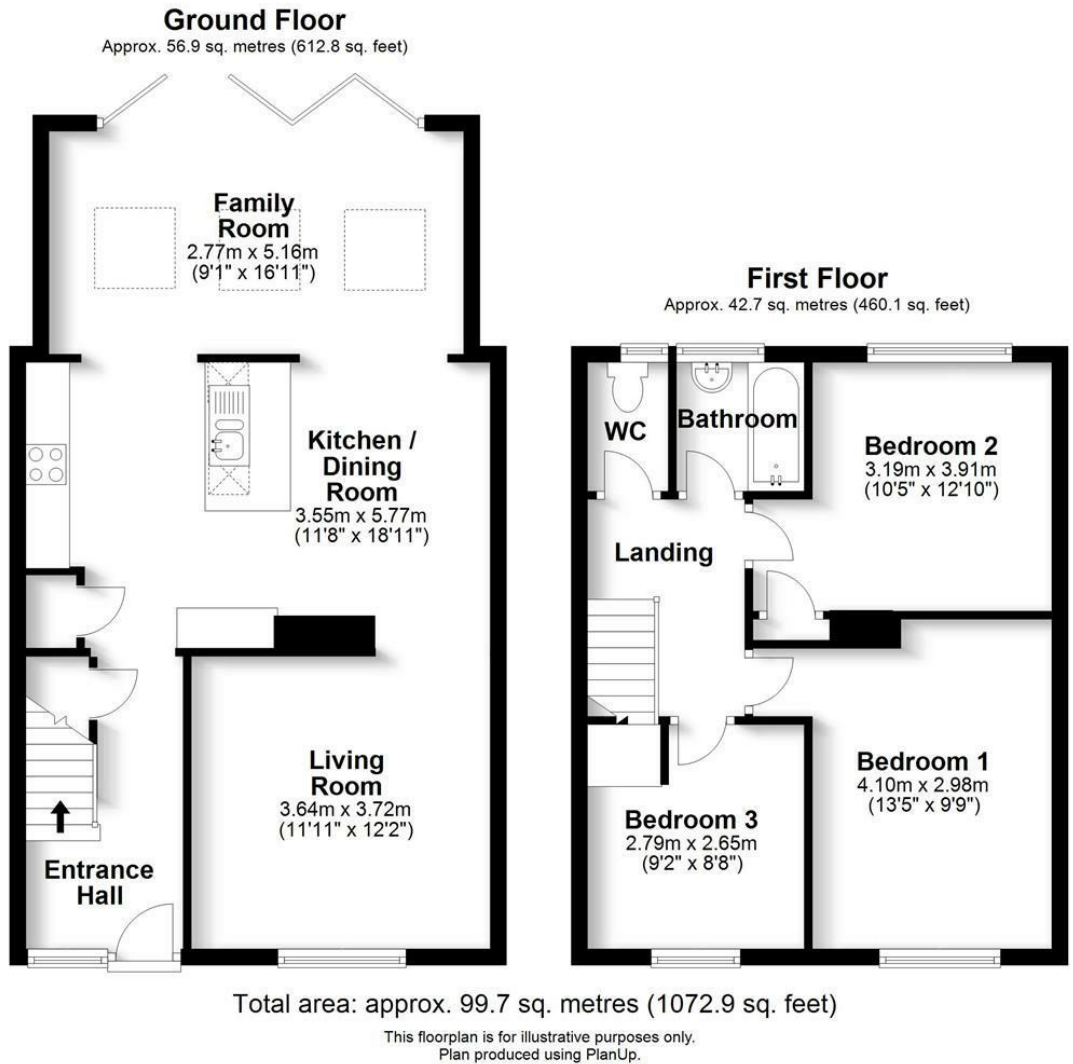


bedrooms, including two generous double bedrooms and a well-proportioned single bedroom with a useful storage recess over the stairs. The bathroom has been refitted and includes a bath with a shower over, along with a heated towel rail. There is also a separate WC.

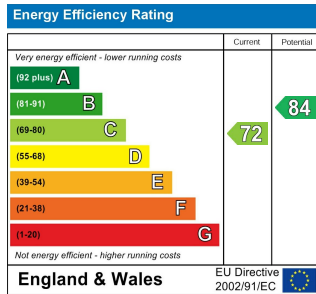
The property benefits from double glazing and gas-fired central heating, served by a combi boiler.

To the front, the house overlooks a traffic-free green and has a low-maintenance garden. Pedestrian side access leads to the rear garden, which is a good size and laid mainly to lawn. A generous patio adjoins the house, complemented by well-stocked flower beds, a timber shed, and enclosed fencing, creating an attractive and private outdoor space.





Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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