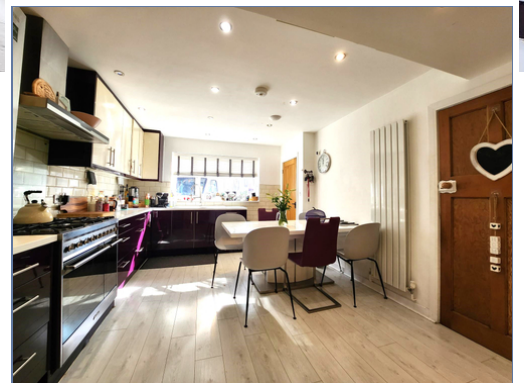




**37 Ditton Fields, Cambridge, CB5 8QQ**

**£515,000 Freehold**

- 4/5 BEDROOM HOUSE
- IN CAMBRIDGE
- CLOSE TO ALL LOCAL AMENITIES
- REFITTED KITCHEN/DINER
- STUDY/SNUG OR 5TH BEDROOM
- EN SUITE TO MASTER
- STUNNING LARGE FAMILY ROOM
- EPC Rating C





Excellent four bedroom property with two reception rooms (option to use the second reception as a fifth bedroom) in the heart of Cambridge. Just a short cycle to the center of Cambridge, this updated home offers versatile living for a growing family or an ideal investment to Cambridge landlords.

The ground floor has been renovated and extended to suit spacious, modern living. The entrance leads to reception room two, used as a snug and study by the current owners, or could alternatively be a ground floor double bedroom.

The kitchen diner has recently been renovated to create a contemporary hub of the home, with gloss units, stone worktops, utility area and plenty of space to place a large dining table. With access to both a pantry and ground floor cloakroom.

The kitchen diner leads on to the extension of the property, the beautiful family room over 23ft (7.5M) long with a stunning sky light flooding this generous room with light. This is a perfect family space with direct access to the garden patio and lawn.

The first floor consists of the main bathroom & three double bedrooms, each with large windows and space for wardrobes and additional storage.

The recently added master bedroom with en-suite and skylight windows on the third floor, offers buyers the option of privacy from the lower floors and the convenience of thoughtfully designed storage using the eaves space.

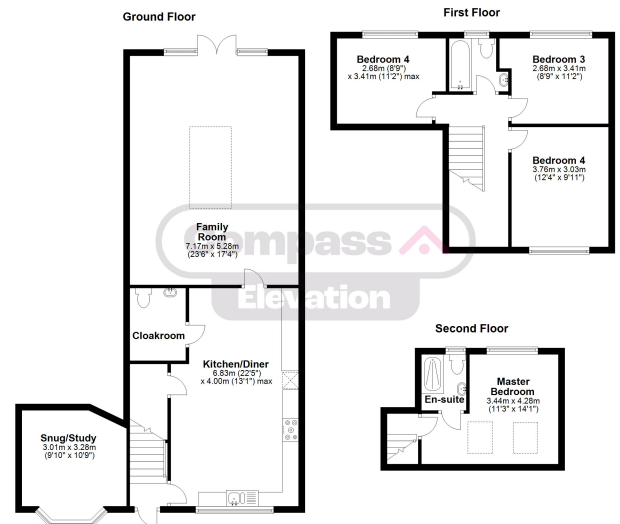
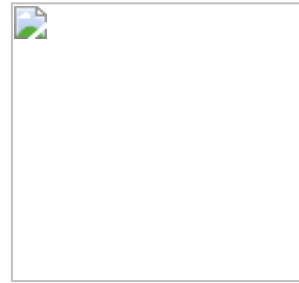
The garden with lawn, shrubs and mature trees has the charm of both a modern decked patio space direct from the family room and also a second secluded seating area behind trees at the bottom of the garden. The wood garden shed (approximately 20ft long) is used as a gym by the current owners. With light and power already in place, this could be the ideal office or studio.

The property has parking to the front of the house for at least two cars.

The property also has Gigabit with UniFi access points in the ceiling of the ground floor & second floor giving the whole house WIFI coverage in the 100s Mbps.

## Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Elevation Estate Agents in the first instance.



This floor plan along with the dimensions are for guidance only and should not be used for carpet sizes, appliances or items of furniture. Plan produced using PlanUp. Plan produced using PlanUp.