



ACORN COURT, DITTON WALK, CAMBRIDGE, CB5 8WT

OFFERS AROUND £335,000

1 Acorn Court, Ditton Walk, Cambridge, CB5 8WT

A recently constructed end-of-terrace house, built in a Victorian style but offering highly individual living space that is arranged over three floors, in a superb scheme of eight properties conveniently located for access to the City Centre, with Ditton Common and the river only a short walk away.

2 bedrooms - 2 shower rooms - dressing room - light and airy living room - well-appointed kitchen - entrance hall - study - cloakroom - patio garden - secure communal gardens - allocated parking - bin and bike store - gas central heating - double glazing - no chain

Acorn Court is just off Ditton Walk, which is positioned just off Newmarket Road. It is ideally situated for access to the City centre, A14, and M11. There are local shopping facilities, and the City Centre is within walking distance with a frequent bus service.

This superb and very stylish end-of-terrace house forms part of a small and interesting scheme of eight individually designed properties, all sharing a delightful communal garden area. Built in a Victorian style, the property offers highly individual living space that is arranged over three floors. It is presented in good order throughout and includes a high specification kitchen and shower rooms.

The entrance hall has a solid wood front door with fan light over and access to the cloakroom. Light, airy, and enjoying large sliding doors onto the patio garden, the living area has a built-in cupboard, stairs to the first floor, and includes a well-fitted kitchen. In the kitchen is a range of fitted units with granite-effect work tops and matching splashbacks, inset gas hob with stainless steel splashback and extractor hood over, and built-in oven and integrated fridge.

On the first floor, there is a landing with stairs to the second floor, a double bedroom with large window to rear, and box room with window to front and utility/ airing cupboard having space and plumbing for washing machine. The stylish shower room has a tiled shower recess with folding screen door and fitted shower, wash basin with tiled splashback, heated towel rail, and tiled floor.

The top floor has the master suite and includes a landing, master bedroom, dressing room, and shower room with WC.



At the front is a small, low maintenance garden enclosed by boundary railings. To the rear is a private patio garden located directly off the living room. The property also has use of the well-kept communal gardens which are fully enclosed with controlled, gated access and include bike and bins stores. There is an allocated parking space.

Features of Note

- Two double bedrooms in a near-central location
- Light and airy living area with added study
- Delightful communal garden and allocated parking
- No chain

Services

All mains services are connected.

Tenure

The property is being offered for sale freehold with vacant possession upon completion.

Local Authority

Cambridge City Council.
Tel: 01223 457000 Tax Band: C

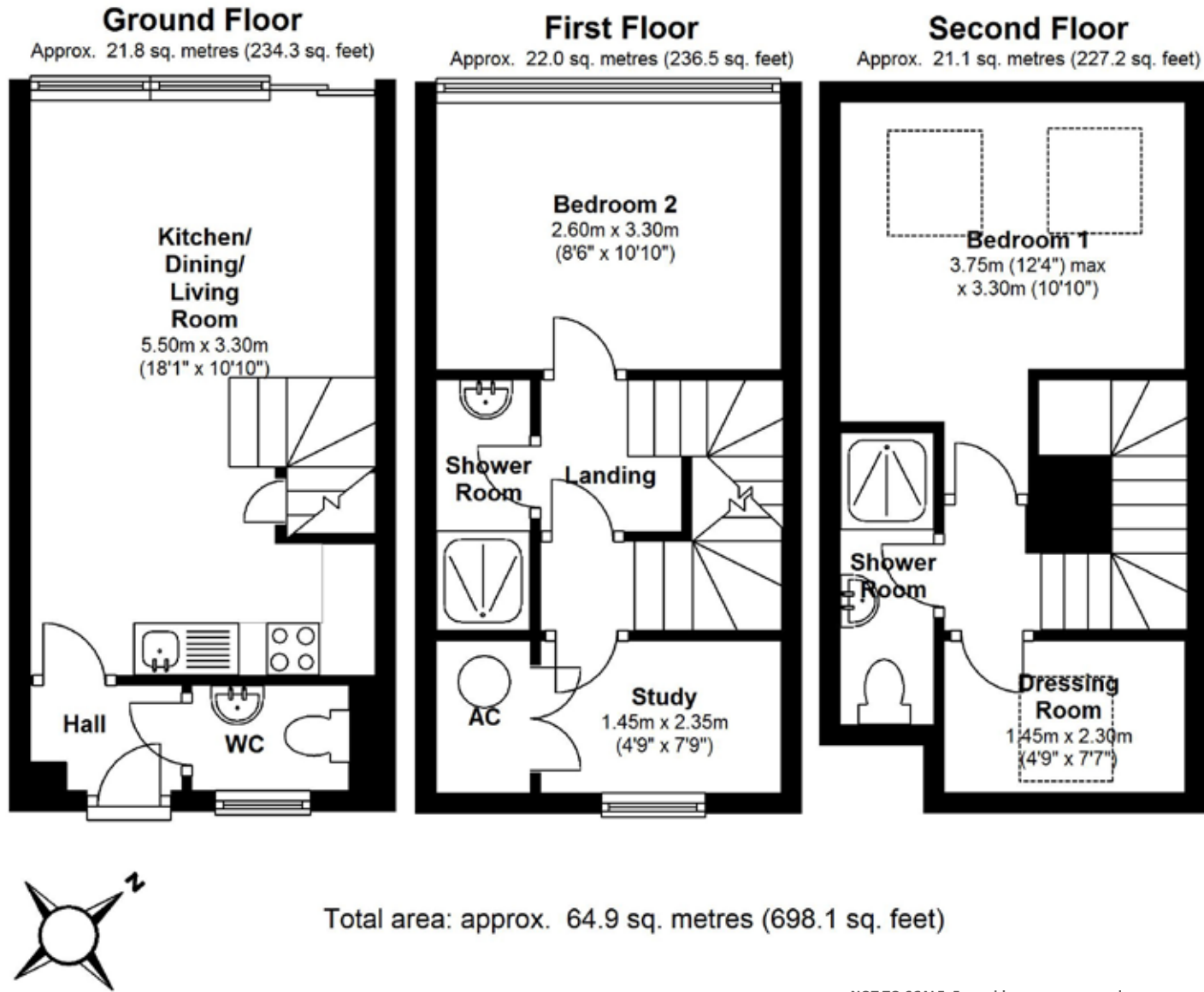
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The full version is available on our website or on request.

Agent’s Note

There is a service charge of approximately £350 per annum, which covers the upkeep of the communal garden, bin store, parking, etc.



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