



Wymund Way, Hauxton Cambridge CB22 5FQ

welcome to

Wymund Way, Hauxton Cambridge

A modern three-bedroom detached family home, set within a popular village just south of the University City of Cambridge. The property benefits from an enclosed garden and a single garage, making it an ideal choice for family living.

Accommodation - Entrance Hall

Stairs leading to the first floor with storage under. Radiator. Doors to:-

Cloakroom

comprising of a low level W.C. Corner wash hand basin. Radiator. Opaque double glazed window to front aspect. Tiled surround.

Living Room

with double glazed leaded window to front aspect. Radiator. Feature fireplace with electric fire. T.V point.

Kitchen/Diner

comprising of an inset one and a half bowl stainless steel sink unit. Integrated dishwasher and washing machine. A range of top and base units with work surfaces over. Integrated fridge/freezer. Electric double oven. Gas hob. Splashback. Extractor fan. Stylish Radiator. Double glazed window to rear aspect. Sliding patio doors to the garden,

Landing

Built in storage housing the gas boiler. Loft access. Double glazed window to side aspect. Doors to:-

Master Bedroom

with double glazed window to front aspect. Built in wardrobes. Radiator. Door to:-

En-Suite Shower

comprising of a low level W.C. Vanity wash hand basin. Shower cubicle. Heated towel rail. Opaque double glazed window to side aspect. Extractor fan.

Bedroom 2

another good size double bedroom with double glazed window to rear aspect. Fitted wardrobes. Radiator.

Bedroom 3

a generous single bedroom with double glazed window to rear aspect. Radiator.

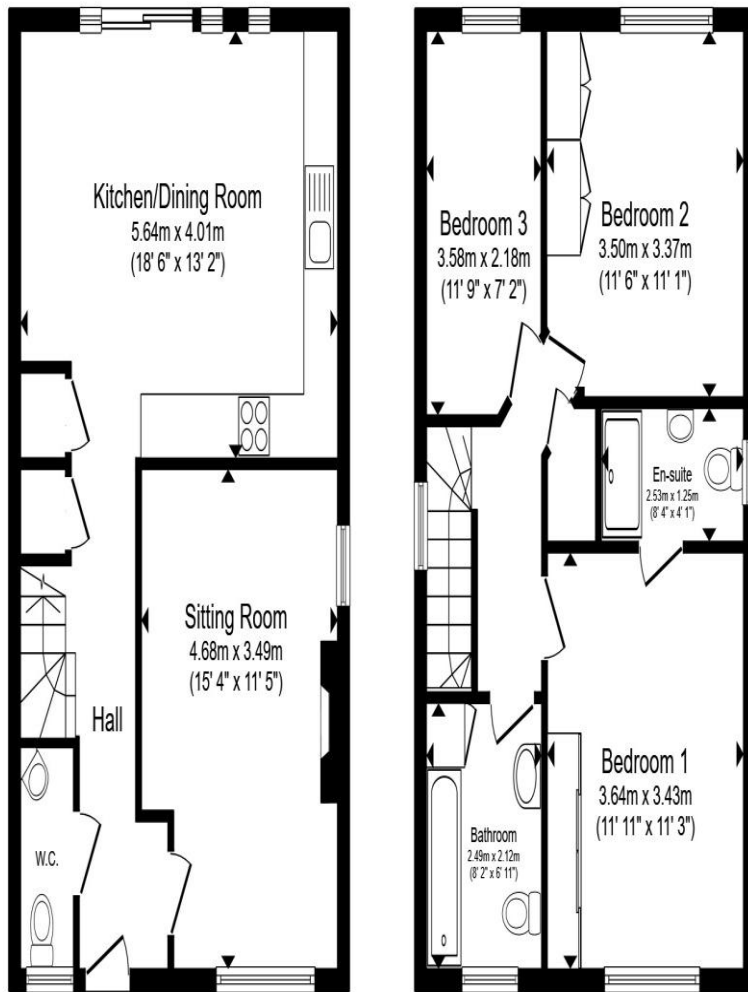
Family Bathroom

comprising of a low level W.C. Wash hand basin. Panelled bath with shower over. Opaque double glazed window to front aspect. Heated towel rail. Cupboard housing the pressurised hot water system.

Outside

The property occupies a desirable corner plot, with a selection of shrubs and planted borders to the front. A driveway provides off-road parking and leads to a single garage with an up-and-over door, as well as power and lighting.

To the rear, there is a fully enclosed garden featuring a paved patio area, leading onto a low-maintenance garden laid with artificial lawn and complemented by flower, shrub, and tree borders. Gated side access connects the garden to the driveway.



Ground Floor

First Floor

Total floor area 99.0 m² (1,066 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Wymund Way,
Hauxton Cambridge

- Detached Family Home
- Three Bedrooms
- Living Room
- Kitchen/Diner
- Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£530,000



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