



**39 Spring Close  
Cambridge, Cambridgeshire CB25 0HF  
Guide Price £399,950**

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# **39 Spring Close, Cambridge, Cambridgeshire CB25 0HF**

Cleverly extended and well-proportioned family home delightfully located in sought after Spring Close, close to all village amenities.

Offering surprisingly spacious rooms throughout which have been updated and improved over recent years by the current owners. With accommodation comprising to the ground floor, an entrance hall, shower room/WC, kitchen/breakfast room, a spacious and airy sitting room open plan through to dining room, a useful and versatile office/potential for bedroom 4 and versatile playroom. With three bedrooms and a family bathroom to the first floor.

Boasting a wonderful, fully enclosed and sunny rear garden, gated to rear and backing onto a particularly pleasant wooded aspect. Complete to front with long block paved driveway for numerous vehicles.

Deceptive and versatile house – rarely available and an internal inspection is unreservedly recommended.

EPC (D)

## **Accommodation Details**

Front door with storm porch leading through to:

### **Entrance Hall**

With staircase rising to the first floor, radiator, access and door leading through to:

### **Living Room 15'5" x 12'0" (4.70m x 3.66m)**

With window to the side aspect, TV aerial connection point, radiator, door leading to office/potential bedroom 4, opening leading through to:

### **Dining Room 15'5" x 7'11" (4.70m x 2.41m)**

With wood effect flooring, French style doors with glazed panels to the side leading to the rear garden, radiator, telephone/internet connection point, access and door leading through to:

### **Playroom 11'10" x 7'0" (3.61m x 2.13m)**

With windows to the rear and side aspects, Velux window to the rear aspect.

### **Office/Potential Bedroom 4 17'0" x 7'2" (5.18m x 2.18m)**

With window to the front aspect, radiator.

### **Kitchen/Diner 14'0" x 10'9" (4.27m x 3.28m)**

Fitted with a range of eye level and base storage units with wood effect working top surfaces over, built in oven, separate hob with extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, built in fridge/freezer, inset sink unit with mixer tap over, tile effect vinyl flooring, window to the front aspect, access to loft space, radiator, door leading through to entrance hall, door to the side aspect, access and door leading through to:

### **Shower Room**

Fully tiled wet room with shower, wash hand basin and low level WC, heated towel rail, extractor, window with obscured glass to the rear aspect.

### **First Floor Landing**

With airing cupboard, access and door leading through to:

### **Bedroom 1 14'6" x 9'6" (4.42m x 2.90m)**

With two windows to the rear aspect, radiator.

### **Bedroom 2 12'10" x 8'10" (3.91m x 2.69m)**

With windows to the rear and side aspects, radiator.

### **Bedroom 3 11'8" x 7'3" (3.56m x 2.21m)**

With window to the front aspect, radiator.

### **Bathroom**

With suite comprising panel bath with shower over and glass screen, wash hand basin set in vanity unit and low level WC, part tiled walls, tiled flooring, built in cupboard, radiator, window with obscured glass to the side aspect.

### **Outside - Front**

Front garden predominantly laid to lawn and bordered by mature hedging, beds containing a variety of plants/shrubs, block paved driveway.

### **Outside - Rear**

Fully enclosed rear garden predominantly laid to lawn with a variety of plants/shrubs, paved patio/seating area, outside lighting, gated rear access leading to wooded area.

GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



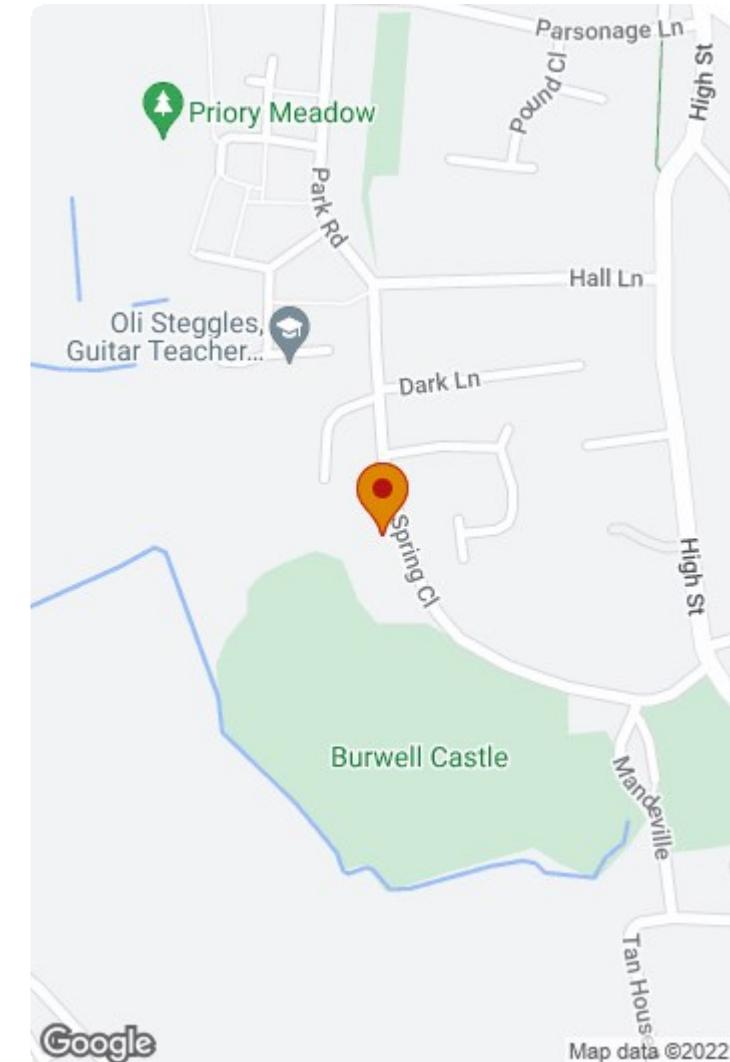
1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

84

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England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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