



GRAY  
TOYNBEE



3 Grafton Drive, Highfields Caldecote  
Cambridge, CB23 7UE

**Guide price £475,000**



### 3 Grafton Drive

Highfields Caldecote,  
CB23 7UE

- Good sized detached family home
- Conveniently situated
- Well maintained
- Green space opposite

A detached 4-bedroom home, situated on a quiet, residential street, in the popular village of Caldecote. This property has just over 1300 sq. ft of accommodation, garage and well kept garden, making it the ideal family home.

The property is set back from the road with an enclosed gravelled front garden. Upon entering the property, there is a spacious hall which leads to the study room, as well as the separate dining room. The living space is a good size and has patio doors leading to the rear garden. The kitchen/breakfast room faces the garden and has plenty of worktop space and cupboards, gas hob, oven, dishwasher, and space for a fridge freezer. The separate utility room has a sink, space for washing machine, further storage and a door leading to the rear garden.

Upstairs, there are four bedrooms, all of decent size, the main room has fitted cupboards and an en-suite with shower cubical, basin, vanity unit, WC and heated towel radiator. The second and third bedroom have





fitted cupboards as well. The family bathroom has a bath, WC, basin and heated towel radiator. There is also an airing cupboard on the landing with shelving providing further storage.

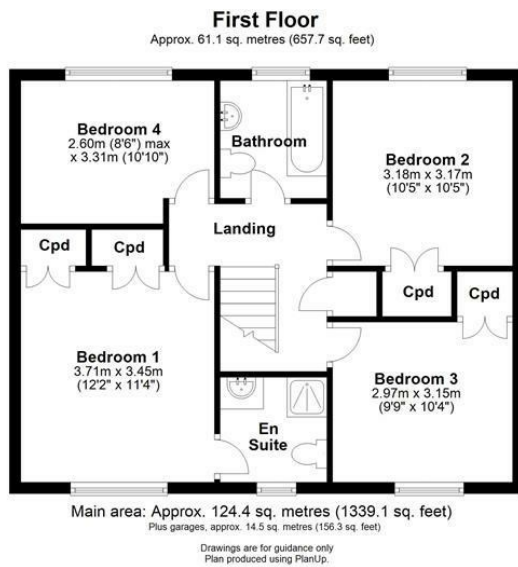
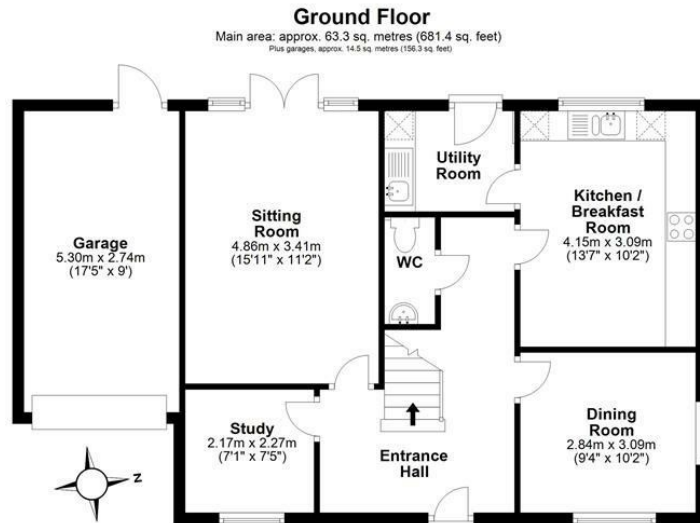
The beautifully kept rear garden has a patio area, lawn with a mature shrub boarder. The single garage has door at the back providing access to the garden and has power and light.

Caldecote is a a popular village on the west side of Cambridge, with a primary school and local amenities. Cambridge is a short drive away and there are excellent transport links to the A428, A14 and M11.

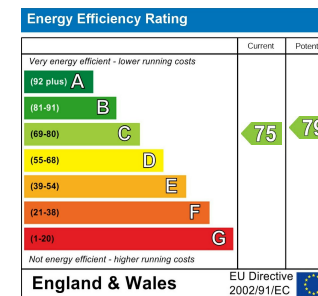
Agents Note: There is a £280 per year service charge for road maintenance.

///quiet.emeralds.posed





## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: E

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