



1 Aster Way
Cambridge, CB4 2XR

Guide price £600,000

 4  2  2   C

1 Aster Way

Cambridge, CB4 2XR

- Excellent size
- Loft conversion
- Great condition
- New conservatory

A substantial four bedroom link detached home in excellent condition, benefiting from a converted loft, conservatory, garage and off street parking. The house offers generous and versatile accommodation across three floors.

The ground floor includes a long, dual aspect living and dining room with great natural light, leading to a bright conservatory with full length patio doors and skylights, creating an ideal additional living space. The kitchen is a good size with an integrated gas hob and oven, ample worktops, tiled splashback and double window to the front. There is also a w.c., useful storage cupboard and separate utility room housing the new boiler and providing rear access.

The first floor has four bedrooms. The principal bedroom is a spacious double with front and rear aspect and a modern en suite shower room. There is a further double bedroom overlooking the garden and two additional bedrooms, currently used as an office and guest room. The family bathroom has a shower over bath, basin and w.c.





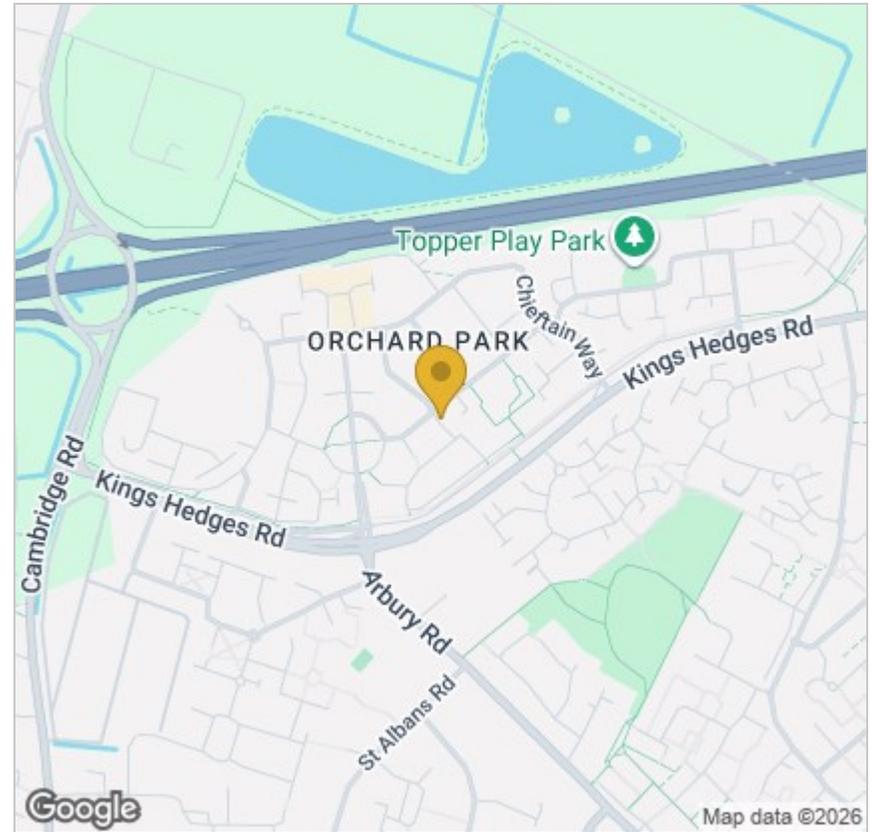
The loft has been converted into an excellent family room. Previously used as a fitness studio, it features a reinforced sprung floor and Velux windows, adding a large and versatile space suitable for a range of uses.

Outside, the property has a lawned rear garden with patio and side access. A single garage with electricity and off street parking complete the accommodation.

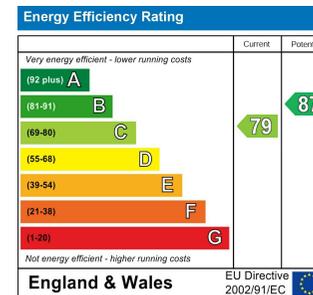
The property is well located for the Science and Business Parks, with convenient access to the A14 and Cambridge City Centre.

///fled.dull.makes





Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com