



**43 Woodhead Drive  
Cambridge**

**DAVID  
BURR**





# 43 Woodhead Drive, Cambridge CB4 1YY

Cambridge is a lively city with extensive recreational, sports and cultural amenities including the Cambridge Colleges, River Cam, Kettles Yard Art Gallery and Fitzwilliam Museum. The city also offers comprehensive shopping facilities including Grande Arcade shopping centre and a busy daily market along with a wide variety of restaurants, cafés and bars. Cambridge is well connected with two train stations and easy access to A14 heading east & west along with M11 heading south towards Stansted airport, London and M25. The property is situated within cycling/walking distance (just over a mile) of both Cambridge North train station and Cambridge Science Park.

A spacious and well-presented four-bedroom detached house approximately 1 mile from Cambridge city centre in a peaceful setting just off Milton Road and measuring in excess of 1,500 sq.ft of accommodation. The property boasts spacious and well-proportioned rooms throughout including an entrance hall, two reception rooms, a cloakroom, kitchen, utility room, two bathrooms and four double sized bedrooms. Further offering an integral double garage, ample driveway parking and established front and rear gardens.

## A four-bedroom detached house moments from Cambridge city centre with driveway parking and a double garage.

**ENTRANCE HALL** With stairs rising to the first floor.

**SITTING ROOM** An open fireplace, window to front aspect and doors opening to the:

**DINING ROOM** Sliding doors leading to the rear garden terrace.

**KITCHEN** A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include a Neff oven, Neff hob and extractor fan with space and plumbing for further appliances. Window to rear aspect and space for dining.

**UTILITY ROOM** Fitted units with worktops over and a stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer, window to rear aspect and a door leading to the rear garden terrace. Door also leading to the integral double garage.

**CLOAKROOM** Vanity sink unit, WC and window to front aspect.

### First Floor

**LANDING** A spacious and light area with a window to front aspect.

**MASTER BEDROOM** Window to front aspect and an **ENSUITE** with a bath, shower cubicle, vanity sink unit, WC and a window to side aspect.

**BEDROOM 2** Window to rear aspect.

**BEDROOM 3** Window to rear aspect.

**BEDROOM 4** Window to front aspect.

**BATHROOM** Fitted with a bath with a shower over, vanity sink unit, WC and window to rear aspect.



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## Outside

The property is approached via the spacious driveway providing parking for several vehicles and access to the **INTEGRAL DOUBLE GARAGE**. The remaining front aspect is mainly lawned and enclosed with established hedging. The rear garden is also predominantly lawned with a paved terrace and a wonderful selection of established trees, shrubs and plants throughout.

**SERVICES** Gas fired central heating (The boiler was installed in 2019). Mains water, drainage, electricity and gas. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** Cambridge City Council.

**COUNCIL TAX BAND** F.

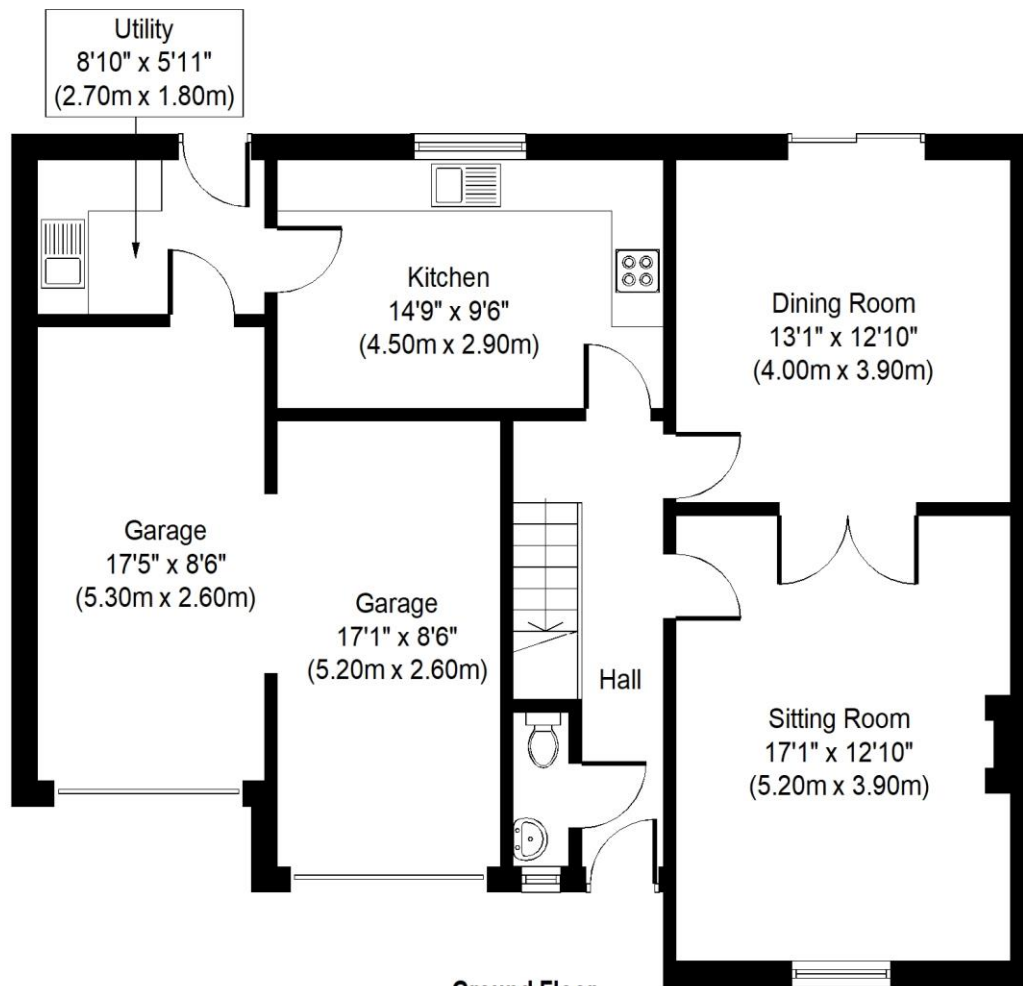
**TENURE** Freehold.

**WHAT3WORDS** calls.mouse.prop

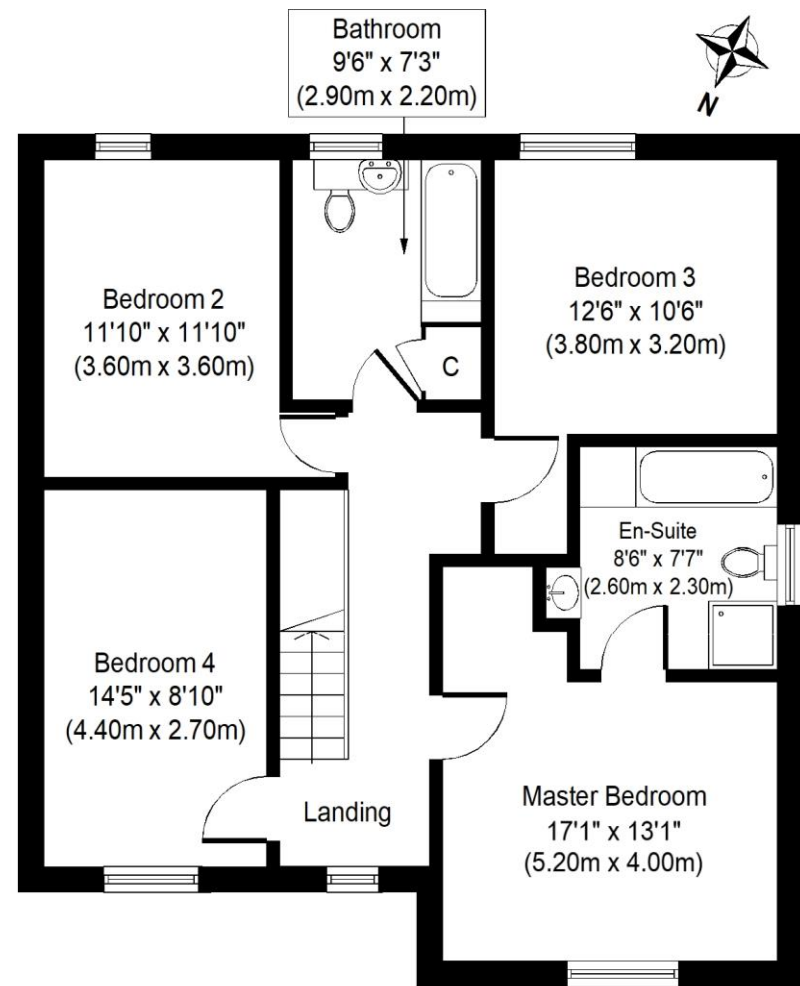
**EPC** C.

**VIEWING** by prior appointment only through David Burr estate agents.





**Ground Floor**  
**Approximate Floor Area**  
**(Including Garage)**  
**1024 Sq. ft.**  
**(95.1 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**831 Sq. ft.**  
**(77.2 Sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



