



THORNTON ROAD
Girton

Carter Jonas

THORNTON ROAD, GIRTON, CAMBRIDGE, CB3 ONE

- Cambridge City Centre - approx. 1.5 miles
- Girton - approx. 0.9 miles
- Cambridge Railway Station - approx. 3.5 miles

Highly regarded & convenient residential location •
Excellent family house with flexible accommodation
• 3 Reception rooms • Kitchen/breakfast room • Utility,
pantry & cloakroom • 5 Bedrooms • 3 Bathrooms (2 en-
suite) • Superb loft conversion providing further living/
bedroom space • Ample parking & garage • Delightful,
mature & secluded gardens • EPC rating C

DESCRIPTION

141 Thornton Road occupies a prominent corner position set nicely back from the road in a location that perfectly balances the benefits of a very convenient and accessible position with a surprisingly quiet residential setting. The bright and spacious accommodation which extends to over 3000sqft is very well laid out providing the perfect flexible family and entertaining living space, full of natural light throughout.

On the ground floor there is a stylish, contemporary kitchen with sleek, white units, granite worksurfaces, dishwasher and American fridge/freezer, built in Bosch microwave and Rangemaster 6 burner stove. There is a good-size utility and a useful walk-in pantry. Glazed, double doors open to the dining room which in turn leads through the family room/snug with bay window to the front and a fireplace fitted with a woodburner. A further reception room, with two sets of doors opening to the patio, and a cloakroom complete the ground floor.

IMPRESSIVE AND EXTREMELY WELL-PRESENTED, MODERN EDGE-OF-CITY HOME WITH EXCELLENT ACCESS TO BOTH THE CITY CENTRE AND THE POPULAR VILLAGE OF GIRTON.







On the first floor are five bedrooms, 4 doubles and a single/potential study, and three bathrooms, two being en-suite. The principal bedroom is unusually large with an extensive range of wardrobe cupboards. An added bonus is the converted loft space into two versatile rooms, ideal for working for home office/studio, teenager space or additional bedrooms.

OUTSIDE

To the front of the house is an extensive driveway providing parking for 4/5 cars and giving access to the garage with remotely controlled up and over door. The driveway is bordered by attractive shrub beds. The rear gardens of No 141 are delightfully secluded and benefit from good levels of sunlight. The garden is mainly laid to lawn with a large patio and additional raised terrace, ideal for al-fresco dining and entertaining. Full of established and colourful, seasonal planting and a kitchen garden, a utility area and greenhouse, the outside space compliments the house perfectly, being safe for both children and pets.

LOCATION

Thornton Road is a very pleasant residential street situated just off Huntingdon Road. The road links at the far end onto Girton Road taking you into Girton itself. It is conveniently located for access to the city centre with a bus stop just round the corner and a dedicated cycle path. The road forms part of the thriving and active village of Girton with good local amenities including a convenience store, public houses, schooling and recreation ground as well as village societies and clubs. Further amenities are available in nearby Eddington including schooling, a large supermarket, restaurant and a coffee shop. There is also independent schooling on Grange Road with a regular bus service. For those needing the commute by road, the property is situated within easy reach of the A14 and the M11 (South).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the selling agents
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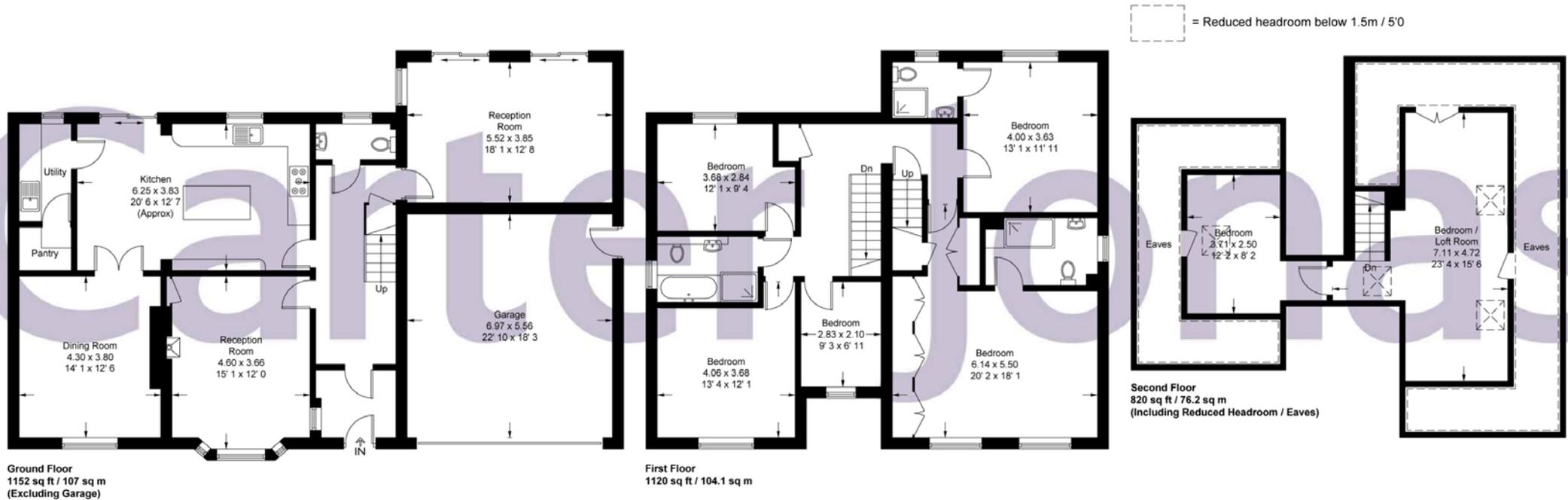
Thornton Road

Approximate Gross Internal Area = 2725 sq ft / 253.2 sq m
(Excluding Reduced Headroom / Eaves)

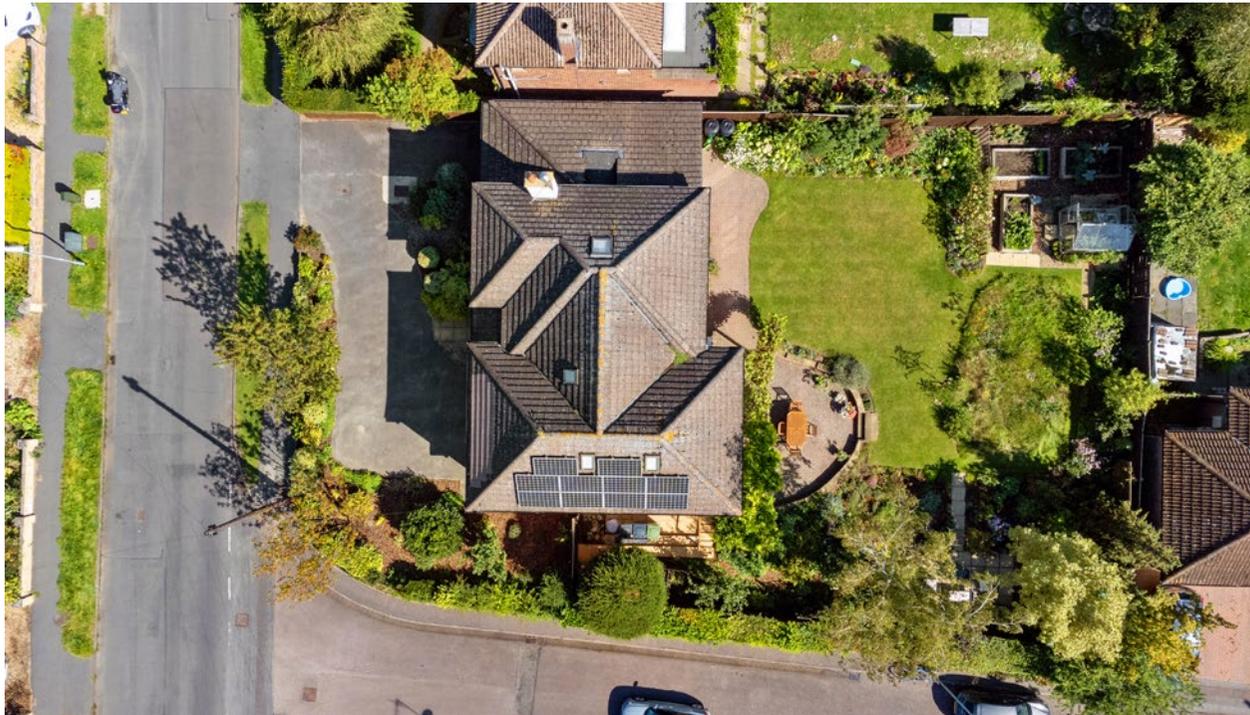
Reduced Headroom / Eaves = 367 sq ft / 34.1 sq m

Garage = 353 sq ft / 32.8 sq m

Total = 3445 sq ft / 320.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	7.3	7.6
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

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