



43 Thornton Close, Girton, Cambridge

**STRUTT & PARKER**

## 43 Thornton Close Girton, Cambridge CB3 0NF

A detached family home situated in this pleasant cul de sac location to the North of the city, having benefitted from an imaginative programme of extensions and modernisation.

Cambridge City Centre 3.8 miles , Cambridge Science park 5 miles, M 11 & A14 junctions 3 miles

Detached | Entrance porch | Study | Cloakroom  
Sitting room | Extended family room | Kitchen  
Utility | 4 1st floor bedrooms | Bathrooms | Attic  
conversion | En suite bathroom | Off road  
parking | Family sized rear garden | EPC rating C

### The property

A family home for the past 14 years, during this period of time every effort has been made to create a modern and bright property, providing the needs for today's growing family expectations. Resulting in three floors of very well proportioned space covering 2,498 sq ft, offering stunning ground floor living spaces, balanced by five bedrooms over the upper two floors. Including an enviable master bedroom on the top floor overlooking the rear garden. Off the generous porchway there is a study/office space away from the main reception rooms, the original hallway boasts parka floor, which is a particular feature throughout the principle reception rooms. Including the family room that in itself features a vaulted ceiling, windows and doors to the rear garden.

The first floor offers a split landing and two bedrooms either side of the staircase. One side is serviced by the bathroom with under floor heating, the other side has a shower room.



A newly finished attic master suite, has a fabulous view over the rear garden and beyond via a large bi-fold door and Juliette balcony,

### Outside

The front of the property is block paved, allowing for off street parking for two vehicles, edged by a small wall to either side. To the rear the garden is mainly laid to lawn, with some planted borders with mature shrubs and trees. From the family room you will find a large patio area, ideal for outside dining. A further covered seating/dining space can be found in the garden. Ideal for growing families or the discerning gardener.

### Location

Thornton Close is located in the popular north side of the city in Girton, with a range of useful amenities. Girton is conveniently placed for access to major routes, including the A14 & M11.

### Directions

From the Strutt and Parker office head north-west on Hills Rd, turn left onto Lensfield Rd, at the roundabout, take the 1st exit onto Trumpington Rd, at the roundabout, take the 2nd exit onto The Fen Causeway, at the roundabout, take the 2nd exit onto Newnham Rd, at the roundabout, take the 1st exit onto Madingley Rd, continue to Castle St, turn right onto Lady Margaret Rd, turn left onto Mount Pleasant, follow Huntingdon Rd towards Girton, turn into Thornton Rd, Thornton Close can be found half way down on the right hand side.





Floorplans  
House internal area 2,498 sq ft (232 sq m)  
For identification purposes only.

### General

**Local Authority:** South Cambridgeshire  
**Services:** Mains gas, electricity, water and drainage are all connected  
**Tenure:** Freehold  
**Council Tax Band:** F

### Cambridge

66-68 Hills Road, Cambridge CB2 1LA

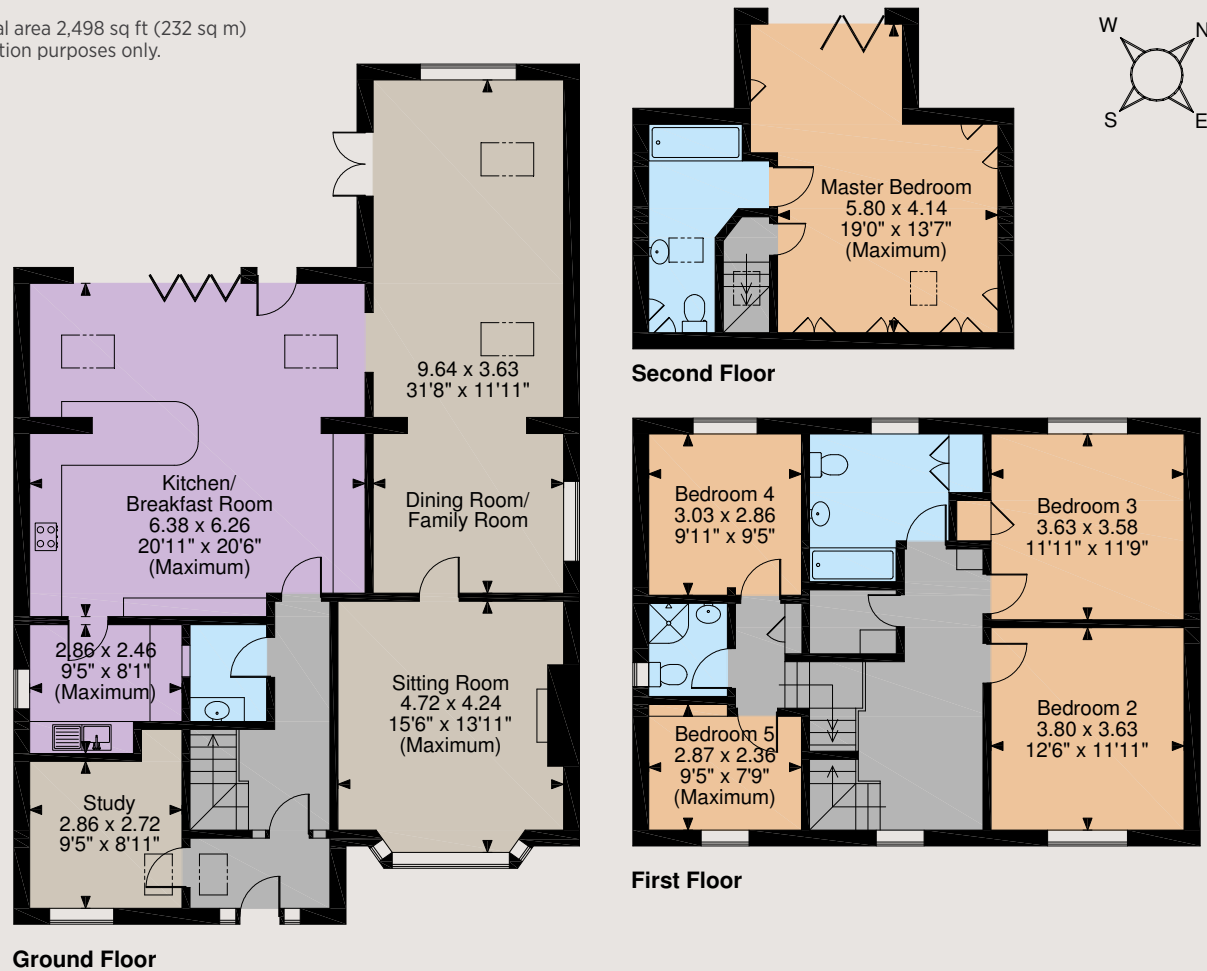
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60 offices across England and Scotland, including Prime Central London



The position & size of doors, windows, appliances and other features are approximate only.

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