



## Modern extended five bed family house

15 Blue Lion Close, Fen Ditton, Cambridge CB5 8ZB



Exceptional kitchen breakfast room with modern bi-folding doors • Study, playroom and large reception room • Cambridge necklace village with good amenities • Double bay car port and parking

#### Local information

• Fen Ditton is one of Cambridge's closest 'necklace' villages running along the river Cam with two well-regarded pub restaurants.

• Everyday shopping facilities include a general store, GP surgery and butchers and primary school on Horningsea Road - a feeder school to Bottisham Village College.

• Cambridge rail station (3 miles) distant with services to London from around 48 minutes; Cambridge North station (3.3 miles).

#### About this property

15 Blue Lion close is a modern five bedroom family house located in the corner of a cul de sac in the popular village of Fen Ditton. The property, which is arranged over three floors, presents in good condition throughout with high quality doors and windows beneath a clay tiled roof. The property is approached off the quiet road, passing a double bay car port with a path leading to the front door.

Entering the house the principal rooms fan off from the hallway with Karndean flooring throughout this floor. At the rear the exceptional kitchen breakfast room which was extended and re-fitted by the current owners is afforded plenty of natural light from a set a bi-folding doors which span almost the width and height of the rear wall in addition to a large ceiling light. There is

underfloor heating and modern composite stone work surfaces with fitted appliances including a main oven, combi-microwave/oven, warming drawer and a full height fridge and full height freezer either side. There is a five ring induction hob, dishwasher, boiling hot water tap and a utility cupboard housing a washer/dryer. A central island has a breakfast bar and further enhances this wonderful room. A large sitting room, study, playroom and cloakroom complete the downstairs accommodation.

At first floor there is a good size principal bedroom with en suite bathroom and separate dressing room which is fitted with wardrobes. There are two further bedrooms on this floor and family bathroom with a bath and shower over. On the top floor (also extended by the current owners but in keeping with the rest of the house) there are two further bedrooms and shower room.

The garden is laid mainly to lawn with a terrace spanning the width of the property, extending to the side of the house which accommodates a shed. To the front is a double bay car port and parking for a further car.

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#### Viewing

Strictly by appointment with Savills

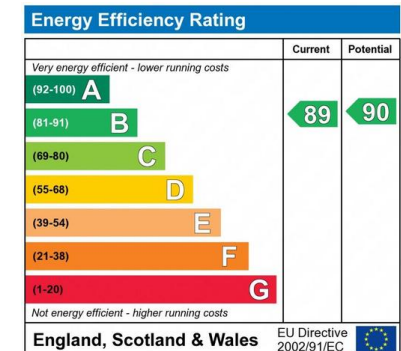




Approximate Area = 173.3 sq m / 1865 sq ft (Excluding Void)  
Including Limited Use Area (2.8 sq m / 30 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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