



Radcliffe & Rust
Residential sales & lettings

577 Newmarket Road, Cambridge CB5 8PA
Guide Price £500,000

Radcliffe & Rust Estate Agents are delighted to offer for sale this semi-detached family home located on Newmarket Road. This property is located in a prime position within Cambridge, providing superb access to the city centre, Cambridge North Station, and the A14 for travel further afield. The location benefits from a variety of nearby amenities, including supermarkets, independent shops, cafes, and restaurants, while larger retail outlets are just a short drive away. Families are well catered for with several highly regarded schools in the area, and nature lovers will appreciate the close proximity to Stourbridge Common and the River Cam, perfect for walking, cycling, and outdoor activities. Excellent public transport links and dedicated cycle paths make it easy to navigate the city without a car.

Radcliffe & Rust Estate Agents are delighted to offer for sale this spacious and incredibly versatile four-bedroom semi-detached family home on Newmarket Road, Cambridge. Occupying a generous plot with a substantial rear garden, off-road parking and the exceptional addition of a self-contained studio, this chain-free property offers a rare opportunity to acquire a home that combines flexible living with exciting future potential. Whether you're searching for a family home with space to grow, accommodation for multigenerational living, an independent workspace or a property with income potential (subject to any necessary consents), this home offers an impressive level of adaptability in a highly convenient location.

The property is approached via a driveway providing off-road parking for two vehicles. A porch leads into the welcoming entrance hall, where stairs rise to the first floor and doors lead to the principal ground floor accommodation.

Positioned at the front of the property is the dining room, a bright and inviting reception space centred around a large bay window that fills the room with natural light. Offering generous proportions, it comfortably accommodates a family dining table whilst also lending itself perfectly to use as a second sitting room, playroom or home office depending on your lifestyle.

To the rear of the property is the spacious living room, enjoying a pleasant outlook across the garden through French doors that open directly onto the patio. The room offers excellent space for a variety of seating arrangements, creating a comfortable setting for both everyday family life and entertaining, whilst allowing the garden to become a natural extension of the living space during the warmer months.

The kitchen is fitted with a range of wall and base units providing ample storage and preparation space, complemented by a large rear-facing window overlooking the garden and a door providing direct external access. The generous rear plot also presents excellent potential for those wishing to extend or reconfigure the accommodation in the future, subject to the necessary planning permissions.

Completing the ground floor accommodation within the main house is a practical cloakroom/WC.

The first floor comprises three well-proportioned bedrooms together with the family bathroom. The principal bedroom is an excellent-sized double featuring a large bay window overlooking the front of the property, creating a wonderfully bright room with ample space for freestanding furniture. Bedroom two is another generous double overlooking the rear garden and benefits from extensive fitted mirrored wardrobes. Bedroom three provides a versatile space that could equally serve as a child's bedroom, nursery, dressing room or home office. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

A particular highlight of this home is the impressive self-contained studio, providing an

exceptional level of flexibility that is rarely found in similar properties. With its own independent entrance from the front of the property, as well as internal access via the main entrance hall, the accommodation can function as either part of the main home or as a completely separate living space.

The studio comprises a generous open-plan living and sleeping area, a fitted kitchenette, shower room and an additional room that could be utilised as a bedroom, office, reception room or hobby space. Its versatility makes it ideal for multigenerational living, older children seeking greater independence, guest accommodation, running a business from home, or creating a dedicated workspace. It could equally appeal to buyers looking for adaptable accommodation that can evolve alongside changing family needs.

Outside, the generous rear garden is one of the property's most appealing features. Predominantly laid to lawn with mature trees and established planting, it provides an excellent amount of outdoor space for families, keen gardeners and those who enjoy entertaining. The size of the plot offers plenty of room to create a beautifully landscaped garden, whilst also presenting exciting potential for future extension of the property, subject to the relevant planning permissions.

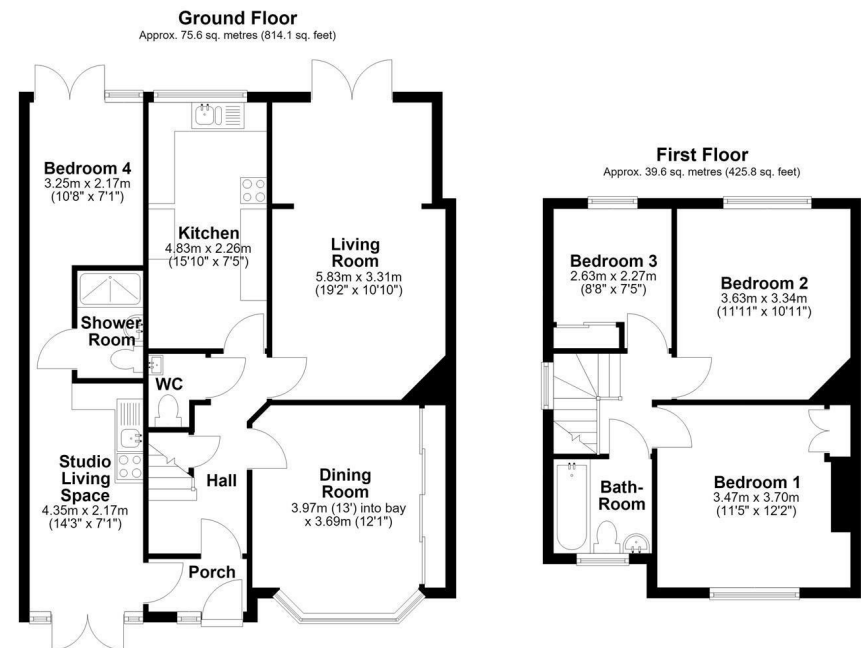
To the front, the property benefits from a driveway providing off-road parking for two vehicles.

Offered to the market with no onward chain, this is a wonderful opportunity to purchase a substantial and highly adaptable home in one of Cambridge's most convenient locations. Combining spacious family accommodation with the outstanding benefit of a self-contained studio, generous gardens, future extension potential (subject to planning permission) and excellent flexibility for a wide range of buyers, this is a property that is ready to enjoy today whilst offering exciting possibilities for the years ahead.

Agent notes

Tenure: Freehold
Council tax: Band D
Chain details: No onward chain





Total area: approx. 115.2 sq. metres (1240.0 sq. feet)

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) A	83 65
(91-91) B	
(89-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

