



**Radcliffe & Rust**  
Residential sales & lettings

**3 Wynborne Close, Cambridge CB4 2DR**  
**Guide Price £600,000**

Hidden away within a peaceful residential cul-de-sac, Wynborne Close is one of those locations that many people are unaware exists. Despite being just moments from the wealth of amenities offered by Arbury and the wider city of Cambridge, the setting enjoys a remarkably tranquil atmosphere. Surrounded by established homes and mature gardens, it offers the peaceful character of a village setting whilst retaining all the convenience of city living.

Everyday amenities are all within easy reach, including supermarkets, independent shops, cafés, schools, healthcare facilities and regular bus services, whilst Cambridge North railway station, the Science Park and Business Park are all easily accessible. The historic city centre is also just a short distance away, where residents can enjoy an outstanding selection of restaurants, cafés, independent boutiques, museums, theatres and riverside walks, together with the internationally renowned colleges of the University of Cambridge.

Whether you're commuting, enjoying the city's vibrant cultural scene or simply taking advantage of the extensive parks and green spaces nearby, Wynborne Close offers an enviable lifestyle. It is a location that successfully combines the peace and privacy of a tucked-away residential setting with everything one of the UK's most desirable cities has to offer.



Occupying a generous mature plot and offered to the market with the significant advantage of no onward chain, this detached freehold bungalow presents a rare opportunity to acquire a home with enormous potential in an exceptionally peaceful setting.

Set well back from the road behind an attractive front garden, the property immediately enjoys a wonderful sense of privacy. A block paved driveway provides off-road parking for at least two vehicles and leads to the attached garage, whilst the established frontage creates an inviting first impression.

Stepping inside, the welcoming entrance hall provides access to the well-proportioned accommodation, all thoughtfully arranged across a single level. While the property would now benefit from cosmetic updating, it has clearly been lovingly cared for over many years and offers purchasers the exciting opportunity to renovate and create a home finished entirely to their own tastes and requirements.

The spacious sitting room is flooded with natural light and enjoys delightful views across the rear garden, creating a wonderful place to relax throughout the year. The kitchen/breakfast room provides a range of fitted units together with space for everyday dining. Leading from the kitchen is a useful lean-to, offering additional storage and utility space, together with direct access outside.

The bungalow offers three well-proportioned bedrooms, all served by a family bathroom and separate W.C., providing flexible accommodation equally suited to couples, families or those looking to downsize without compromising on space.

Without doubt, however, the true highlight of this wonderful home is its exceptional rear garden.

Lovingly designed and meticulously maintained over many years, it offers an outstanding outdoor space that is becoming increasingly difficult to find within Cambridge. A generous lawn is framed by mature trees, established shrubs and beautifully stocked flower beds, creating colour,

privacy and interest throughout the seasons. Winding pathways lead through the garden, encouraging you to explore the various seating areas and hidden corners that make this such a special setting.

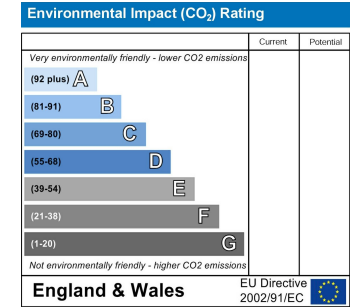
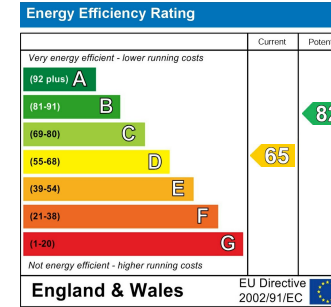
Positioned within the garden is a charming summer house, complemented by an attractive courtyard seating area that provides the perfect space for entertaining friends, enjoying a morning coffee or simply relaxing whilst taking in the peaceful surroundings. A raised ornamental pond creates an attractive focal point, whilst a greenhouse and established planting will undoubtedly appeal to keen gardeners.

Beyond the main garden lies a further productive area, complete with a generous vegetable bed and a selection of mature fruit trees, offering excellent scope for anyone wishing to embrace a more sustainable lifestyle or simply enjoy growing their own produce. The attached garage also benefits from a personnel door providing convenient access directly into the rear garden.

Properties occupying plots of this quality, with such beautifully established gardens and offering outstanding potential to modernise, are becoming increasingly rare. Combining a peaceful location, generous accommodation and the opportunity to create a truly individual home, this is a property that offers both immediate enjoyment and exciting possibilities for the future.

Please call our office on 01223 307 898 to arrange your viewing or to register your interest.

Tenure: Freehold  
Council Tax Band: E







### Floor Plan

Main area: approx. 123.6 sq. metres (1330.5 sq. feet)  
Plus garages, approx. 18.1 sq. metres (194.6 sq. feet)



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