



Radcliffe & Rust, estate agents Cambridge, are delighted to present to the market this great three/ four bedroom semi-detached property in Izaak Walton Way, Cambridge, CB4. Situated within walking distance of Chesterton High Street, Izaak Walton Way is just over two miles from the City Centre, well placed for access to Cambridge Science/Business Parks, and just under a mile from Cambridge North Railway Station which will take around 5 minutes by bike and less than 15 minutes by foot. The A14/M11 corridor is also close by, which links with the major road networks. There is also the recent addition of a cycle lane throughout Chesterton and there is a regular bus service to Addenbrooke's and the City itself. There is pedestrian access via the towpath to the River Cam, Stourbridge Common and City Centre. Chesterton benefits from a wealth of local amenities and the property falls into the catchment of the "Good" Shirley Community Primary School. Chesterton which is 0.4 miles from the property. There is also an excellent range of local facilities, including a good variety of shops on offer in the immediate local area.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this well-presented and deceptively spacious three/ four bedroom semi-detached property located on the ever-popular Izaak Walton Way, Cambridge. Offering versatile accommodation across two floors, this property benefits from a private driveway, garage, generous rear garden and a large, bright conservatory, making it an ideal home for couples and larger families.

Upon entering the property, you are welcomed into a bright and inviting hallway finished with neutral décor and soft carpeting underfoot, creating a warm first impression. Stairs rise to the first floor and there is useful storage available. To the front of the property is a versatile reception room which can be used as a comfortable sitting room or a fourth bedroom if required. This space features neutral tones, carpet flooring and a large window allowing natural light to flood in.

Moving through the ground floor, you are led into the main living and dining room. This generous space offers ample room for both relaxing and entertaining, with soft carpeting, light walls and a pleasant outlook over the rear garden through large glazed doors. The kitchen is positioned adjacent to the dining area and is fitted with a range of wooden wall and base units, complemented by light worktops and neutral tiled splashbacks. There is space for freestanding appliances along with integrated cooking facilities, and a large window above the sink provides a pleasant outlook towards the conservatory and garden. The kitchen flows seamlessly into the conservatory, via the utility area. The conservatory is a standout feature of the home. With a fully glazed roof and surrounding windows, the large conservatory is bathed in natural light and enhanced by vibrant botanical-style feature wallpaper, creating a bright and tranquil additional living space with direct access to the garden.

Between the kitchen and conservatory is a practical utility room offering additional storage and laundry space, as well as access to a ground floor shower room. The shower room is fitted with a walk-in shower, WC and hand basin, finished with neutral tiling and traditional fittings.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is a generous double, featuring soft carpeting, neutral décor and ample space for freestanding furniture, and overlooks the rear garden. Bedroom two is also a comfortable double room which enjoys wonderful morning light, while bedroom three is a well-sized room which could accommodate a small double bed, making

it ideal as a nursery room, guest room, home office or hobby room.

The family bathroom is fitted with a suite comprising a bathtub with overhead shower, WC and hand basin. The space features characterful coloured sanitaryware, patterned flooring and tiled walls, adding a unique and retro charm to the room.

Externally, the property truly excels. To the front, there is a driveway providing off-road parking along with access to the garage. The rear garden is a beautifully maintained and private south-west facing outdoor space, designed to maximise sunlight throughout the day with two separate patio areas ensuring there is always a spot to enjoy the sun. The garden also features raised vegetable beds ready for planting, a greenhouse with integrated garden shed, new fencing, and a 400L water butt, making it perfect for keen gardeners. Mature shrubs and planting add depth and interest, while the conservatory opens directly onto the garden, creating a seamless indoor-outdoor connection.

Located in a lovely and peaceful neighbourhood, the property benefits from a strong sense of community, including regular activities in the nearby community garden. The setting is quiet and tranquil, with the added enjoyment of birdsong and stunning sunsets that can be appreciated from the rear garden, kitchen or dining area.

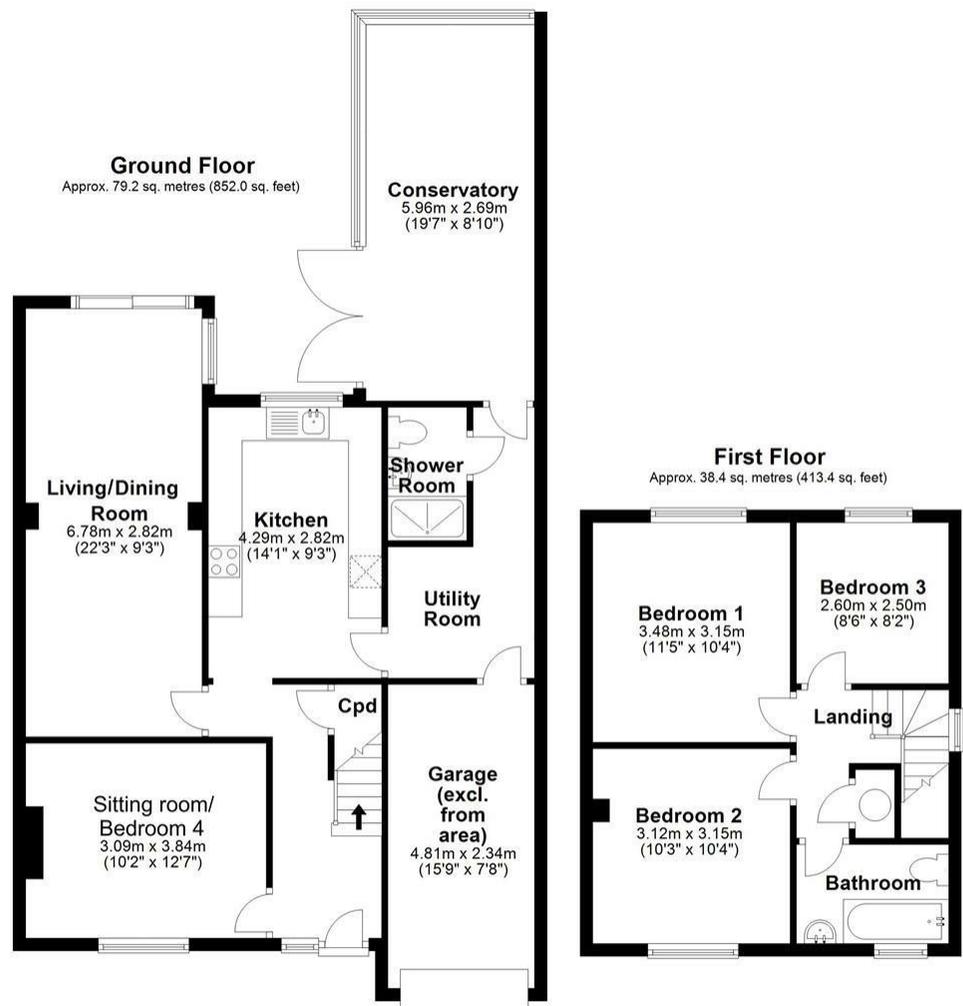
Located in a well-established residential area of Cambridge, Izaak Walton Way offers excellent access to local amenities, schooling and transport links, making it a highly convenient place to live.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales requirements in Cambridge and the surrounding areas.

Agents notes

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





Total area: approx. 117.6 sq. metres (1265.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	84

England & Wales EU Directive 2002/91/EC

