



Radcliffe & Rust
Residential sales & lettings

10 Playsteds Lane, Cambridge CB23 6GA
Guide Price £200,000

Radcliffe and Rust Estate Agents are delighted to offer, for sale, this well-presented one bedroom upper floor maisonette located on the popular Playsted Lane in Great Cambourne. Ideally suited to first time buyers or investors, the property benefits from a bright and spacious layout along with its own private entrance. Great Cambourne offers a wealth of local amenities within easy reach, including a Morrisons supermarket (approx. 0.3 miles), a range of local shops, cafes and restaurants at Cambourne Business Park (approx. 0.5 miles), and excellent schooling options nearby. For outdoor enthusiasts, Cambourne Nature Reserve and the surrounding countryside walks are just a short distance away (approx. 0.4 miles). The property also provides convenient access to the A428 (approx. 1 mile), offering excellent transport links to Cambridge city centre (approx. 9 miles) and St Neots (approx. 10 miles), both of which offer mainline railway stations with direct services to London. This fantastic home combines peaceful village-style living with excellent connectivity, making it a highly desirable opportunity.

This charming home immediately impresses with its generous proportions and warm, neutral décor. Upon entering, stairs lead up to the main living accommodation where you are welcomed into a spacious landing area which flows seamlessly into the principal rooms.

The living room is a particularly standout feature of the property; a large, bright space decorated in soft neutral tones with beige carpeting underfoot and multiple windows allowing natural light to pour in. The room comfortably accommodates a range of furniture, creating a versatile living and entertaining space. The room is finished with classic ceiling light fittings and offers a pleasant outlook, enhancing the sense of space and comfort.

Leading through an open archway, the kitchen is both practical and well-appointed. It features light wood-effect wall and base units paired with complementary laminate worktops and tiled splashbacks. There is space for a freestanding fridge/freezer and washing machine, alongside an integrated oven with gas hob and extractor hood above. A window above the sink provides natural light and a pleasant outlook, while the darker patterned flooring contrasts nicely with the lighter

cabinetry, adding depth to the space.

The bedroom is a well-proportioned double room, finished in soft cream tones with a fitted carpet creating a cosy feel. A centrally positioned window allows for plenty of natural light, complemented by patterned curtains which add character to the room. There is ample space for a large bed and additional bedroom furniture, making it both comfortable and functional.

The bathroom is clean and neutral in design, featuring a white three-piece suite comprising a bath with overhead shower, WC and pedestal hand basin. The walls are fully tiled in white with a decorative border detail, enhancing the sense of brightness, while a frosted window allows natural light in whilst maintaining privacy. The overall finish is practical and easy to maintain.

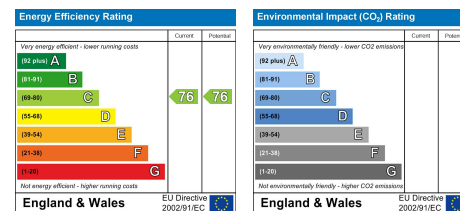
Externally, the property continues to impress. To the front, there is a charming, well-established garden area with a variety of plants, shrubs and potted greenery creating a welcoming approach. The property also benefits from a covered carport area providing off-road parking, as well as a useful external storage space ideal for bikes and additional belongings.

Overall, this delightful maisonette offers spacious, well-balanced accommodation with excellent natural light and practical features throughout. With its appealing presentation and convenient layout, this is a fantastic opportunity for buyers looking to step onto the property ladder or expand their investment portfolio.

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

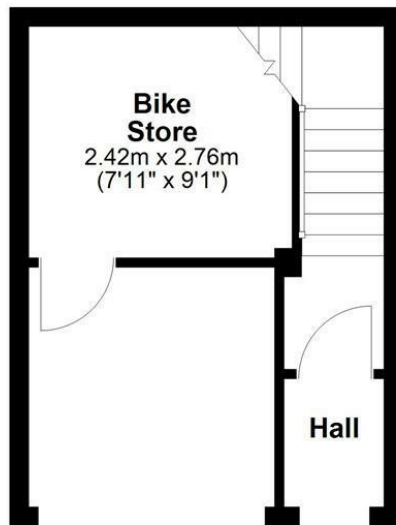
Agent Notes

Council tax band: A
Tenure: Freehold
No onward chain



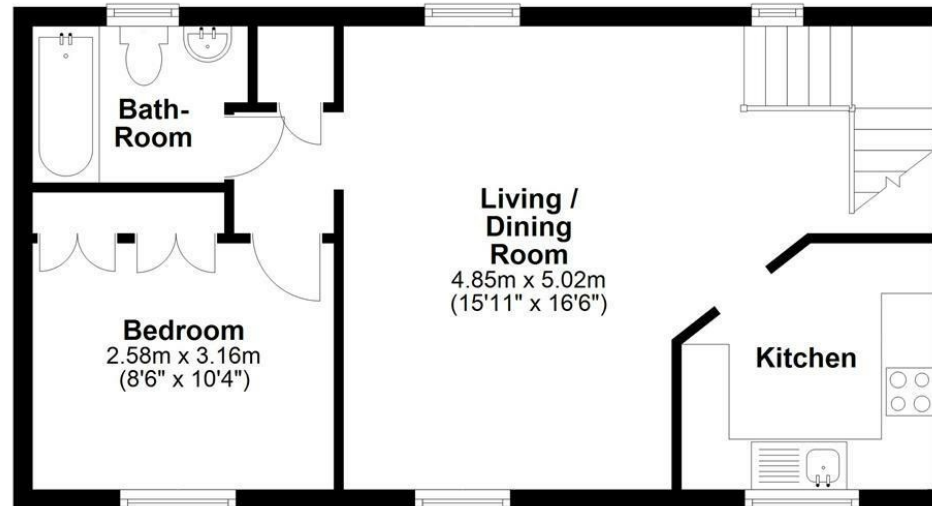
Ground Floor

Approx. 18.7 sq. metres (201.5 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Total area: approx. 64.5 sq. metres (694.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

