

Radcliffe & Rust
Residential sales & lettings

5 Rowan Court, Cambridge CB5 8XL
£3,250 Per Month

Radcliffe & Rust are delighted to offer, to let, this impressive five-bedroom detached family home, situated at the end of a peaceful cul-de-sac within the popular Marleigh development, on the eastern side of Cambridge. This beautifully presented property offers spacious and versatile accommodation, including two reception rooms, a contemporary open-plan kitchen and dining room, five bedrooms, three bathrooms, a generous enclosed rear garden and a detached double garage. The location is particularly convenient for families and professionals, with a range of local amenities, schools and excellent transport connections nearby. Marleigh Primary Academy is approximately 0.3 miles away, while Fen Ditton Primary School is approximately 0.4 miles away. Everyday shopping facilities, including supermarkets along Newmarket Road, are approximately 1.5 miles away, with the Beehive Centre and Grafton shopping centre offering further retail and leisure facilities within easy reach. Cambridge North railway station is approximately 1 mile away, providing convenient rail connections to London, Ely and beyond, while Cambridge's main railway station is approximately 2.4 miles away. The historic city centre is approximately 3 miles away, offering an extensive selection of independent shops, restaurants, cafés and cultural attractions. The property also benefits from convenient access to the A14 and an excellent network of walking and cycling routes, making this a highly appealing location for those seeking modern family living with easy access to Cambridge and the surrounding area.







The property is approached via a block-paved driveway, with an attractive exterior finished in a combination of warm buff and grey brickwork, complemented by dark-framed windows and a contemporary covered entrance. The front garden features established shrubs and neatly maintained planting, adding colour and texture to the approach. Its position at the end of the cul-de-sac provides an appealing setting, away from passing traffic.

The front door opens into a welcoming entrance hallway, where attractive grey-washed wood-effect flooring runs beneath crisp white walls and matching skirting boards. This contemporary flooring continues throughout the entire ground floor, creating a seamless and coordinated finish. A staircase with soft grey carpeting, white-painted spindles and natural wood handrail detailing rises to the first floor. The hallway provides access to the principal ground-floor rooms, with the neutral decorative scheme creating a bright and contemporary first impression.

To the right of the entrance hallway is the generously proportioned living room, an impressive reception space featuring attractive grey-washed wood-effect flooring, fresh white walls and ceiling lighting. Two large windows overlook the front and rear of the property, while additional glazed door provides access into the rear garden. The room offers excellent flexibility for arranging sofas, armchairs and entertainment furniture, making it an ideal space for relaxing or entertaining.

On the opposite side of the hallway is a separate family room, providing another versatile reception space. Finished with the same grey-washed wood-effect flooring and neutral white walls, this room offers an excellent opportunity to create a comfortable snug, children's playroom, television room or home office, depending on individual requirements. A large window provides natural light, while the generous proportions allow for a variety of furniture arrangements.

Continuing towards the rear of the property is the impressive kitchen and dining room, undoubtedly one of the home's standout features. This substantial open-plan space combines a beautifully appointed contemporary kitchen with a generous dining and informal seating area, creating an excellent environment for everyday family life and entertaining.

The kitchen features an extensive range of sleek, handleless wall and base units finished in a sophisticated matt grey, complemented by contrasting white worktops and matching splashbacks. A substantial central island provides additional preparation space and incorporates a hob, while further fitted appliances include built-in ovens, a dishwasher, fridge/freezer and ample cupboard storage. Recessed ceiling spotlights and discreet under-cabinet lighting enhance the clean, modern finish, while the grey-washed wood-effect flooring adds warmth and texture to the room.

The adjoining dining area offers ample space for a substantial dining table and additional furniture, with crisp white walls and matching flooring creating a seamless continuation from the kitchen. A large window overlooks the woodland behind the property, while an impressive set of full-width glazed bifold doors opens directly onto the rear patio. These allow natural light to flood the room and create a wonderful connection between the indoor living space and the garden, particularly during the warmer months.

Located conveniently beside the kitchen is a separate utility room, fitted with contemporary grey wall and base cupboards, white worktops and a stainless-steel sink with a modern curved mixer tap. The room also houses a washing machine and tumble dryer, providing a practical space for laundry and household tasks while keeping the main kitchen free from everyday clutter. The grey-washed wood-effect flooring continues into this room, maintaining the consistent finish found throughout the ground floor.

Completing the ground-floor accommodation is a stylish cloakroom WC, finished with contemporary grey stone-effect wall tiling, a modern white WC and a wall-mounted washbasin with chrome fittings. A recessed storage shelf provides a useful finishing touch, while the grey-washed wood-effect flooring continues underfoot.

The staircase rises to a spacious first-floor landing, finished with soft grey carpeting, white-painted walls and matching woodwork. The landing provides access to all five bedrooms and the family bathroom, with a continuation of the property's bright, neutral decorative scheme.

Bedroom one is an exceptionally generous principal bedroom, offering a wonderful sense of space and flexibility. Finished with soft grey carpeting and crisp white walls, the room benefits from large windows providing plenty of natural light. An extensive range of fitted wardrobes with contemporary grey doors provides excellent storage, while the remaining floor space comfortably accommodates a large double bed and additional bedroom furniture.

The principal bedroom also benefits from its own private en-suite shower room, beautifully finished with large-format grey stone-effect wall and floor tiles. The room features a spacious glazed shower enclosure with chrome fittings, a contemporary wall-mounted washbasin, modern WC and recessed storage shelving, creating a sleek and coordinated appearance.

Bedroom two is another generously proportioned double bedroom, finished with soft grey carpeting, white walls and dual aspect windows. The room offers ample space for a double bed, wardrobes and additional furniture, making it particularly suitable for older children, guests or family members seeking their own comfortable space.

An additional benefit of bedroom two is its private en-suite shower room, which features a glazed shower enclosure, modern white sanitaryware, chrome fittings and contemporary grey stone-effect tiling. The en-suite provides valuable additional convenience for a larger household.

Bedroom three is a further spacious double bedroom, again decorated in neutral white tones with soft grey carpeting. A large window provides natural light, while the room's proportions allow for a variety of furniture arrangements, including a double bed, wardrobes and a desk or dressing table.

Bedroom four is another well-proportioned bedroom, featuring white-painted walls, grey carpeting and dual aspect windows. The room provides flexibility for use as a bedroom, guest room or dedicated home office, with sufficient space for freestanding furniture.

Bedroom five completes the sleeping accommodation and offers a versatile additional room, finished in the same neutral decorative scheme with soft grey carpeting and a window providing natural light. This room would make an excellent single bedroom, nursery, dressing room or study, depending on the needs of the household.

The family bathroom is finished to a particularly attractive contemporary standard, with large-format grey stone-effect tiles covering the walls and complementary pale grey floor tiles. A modern white bath is fitted with a chrome shower and glazed screen, providing the convenience of both bathing and showering facilities. Additional features include a wall-mounted washbasin with chrome mixer tap, modern WC, mirrored storage cabinet and recessed shelving, creating a practical and stylish space.

Outside, the property benefits from a particularly generous private rear garden, predominantly laid to lawn and enclosed by timber fencing. A paved patio extends across the rear of the house, providing an excellent area for outdoor dining, garden furniture and entertaining. The garden offers plenty of open space for children to play, while mature trees beyond the rear boundary provide an attractive leafy backdrop. A further paved pathway runs alongside the lawn, with gated access providing a convenient connection to the front of the property.

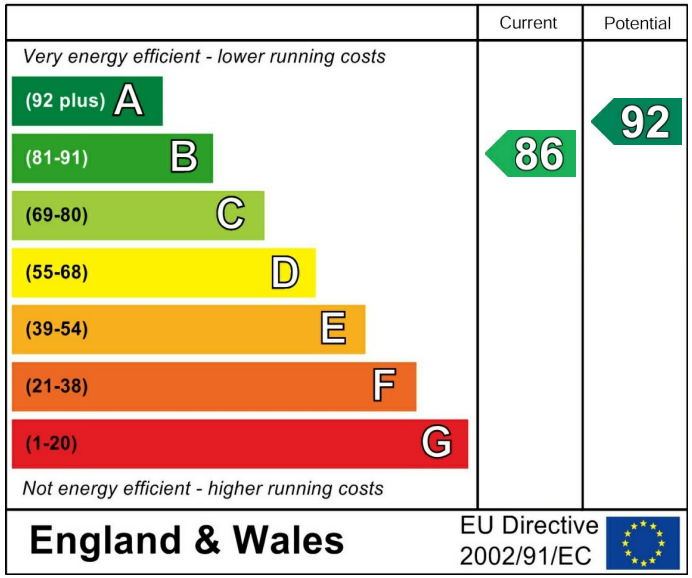
To the front, the block-paved driveway provides excellent off-street parking and leads to the detached double garage. The garage is finished in matching brickwork with a dark grey up-and-over door, offering generous space for vehicle parking, bicycles and additional storage. An electric vehicle charging point is also installed within the garage, providing a convenient facility for electric car owners.

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

Available immediately, on an unfurnished basis
Deposit £3,750
Council Tax: G
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)
The formula for working out a week's rent is the following:
1 month's rent * 12 / 52 = 1 week's rent.
Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect

Energy Efficiency Rating













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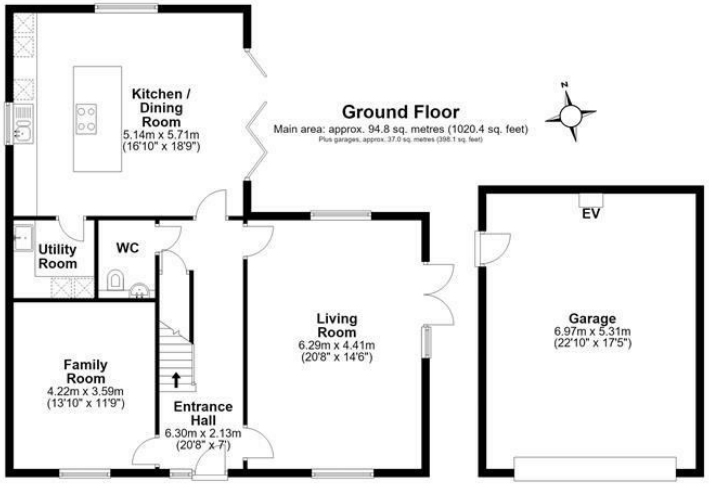

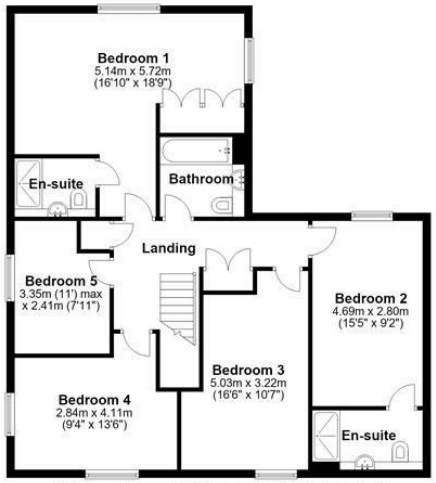

Main area: Approx. 190.0 sq. metres (2045.1 sq. feet)
Plus garages, approx. 37.0 sq. metres (398.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.