

Radcliffe & Rust
Residential sales & lettings

201 Marleigh Avenue, Cambridge CB5 8BX
£3,000 PCM

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Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, to let, this generous five bedroom semi-detached property on the new Marleigh development just off Newmarket Road, Cambridge, CB5. Built in partnership by the Hill Group and Marshall Group, this cleverly thought out residential area includes a number of open green spaces, a community centre, an academy primary school (Marleigh Academy Primary) which also has a 52 space nursery (opened in September 2022) and supermarket in Jubilee Square. Within the Marleigh development, there is a real sense of community spirit with a number of forthcoming events planned throughout the year. With regards to location, the Marleigh development offers an excellent location in close proximity to major Cambridge amenities including Cambridge North train station (1.3 miles away), Cambridge Business Park (1.5 miles away), the Grafton shopping Centre (1.9 miles away), Cambridge train station (2.1 miles away) and Addenbrookes Hospital (4.6 miles away).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer to let, this truly stunning five bedroom semi-detached property in the new Marleigh development located just off Newmarket Road, CB5. Offering spacious accommodation over three floors, this property has a private double garage with electric door, private landscaped rear garden and is available for immediate occupancy on an initial 12 month tenancy on a furnished basis.

This property was formerly a show home for the development and this is evident as soon as you enter the property. All furniture can even be included in the sale price. With upgraded light fittings, stunning feature wallpaper and top of the range flooring throughout, this property gives a real air of luxury and sophistication. The hallway is flooded with light thanks to the window to the side and above the front door and has feature wallpaper which really sets the scene for what the rest of the property has to offer. With stairs leading to the first floor, the hallway also has an under stairs cupboard offering valuable storage. The living room is on the left hand side of the hallway and overlooks the front of the property. This generous room has feature wallpaper on one wall, a silver star shaped pendant ceiling light and space for a large sofa and additional furniture if required. On the opposite side of the hallway is the downstairs cloakroom with W.C., counter top hand basin and under sink niche for storage.

The open plan kitchen diner is located at the rear of the property. With a fully glazed door leading to the rear garden, the kitchen is a bright and inviting space thanks to the windows either side of the glazed door and an additional window in the kitchen area. The kitchen consists of light grey gloss wall and base units in a U-shape with an integrated full height fridge / freezer, dishwasher, cooker hood and washing machine. There is also an induction hob, electric oven with built-in microwave / grill above, crisp white quartz worktop with upstand, stainless steel one and a half sinks and under cupboard lighting on the wall units. The dining space could easily seat 8-10 people making it the perfect space to relax and entertain.

On the first floor, there are two double bedrooms and the family bathroom. The bedroom on the left hand side of the landing (bedroom four), is a fantastic sized double. This L shaped room has dual aspect windows with a feature mural on the wall behind the bed. Decorated in a calming light blue tone, this room is large enough for a dressing area at one end which could also be used as an office space if required by the new owner. The other bedroom located on this floor (bedroom five) is also a generous double which is decorated in a rowing theme fitting perfectly with Cambridge's history and heritage. The family bathroom is a great size and has the benefit of both a shower cubicle and separate bath. The shower has a glass door with electric shower and there is also a W.C., counter top basin, stainless steel heated towel rail and full sized bath.

On the second floor there are three further bedrooms including the master with en-suite. The bedroom on the left hand side of the landing (bedroom three) is currently being used as an office. Although it is the smallest of the bedrooms, this room could fit a double bed if required and has feature wall panelling on one wall creating depth and interest. Bedroom two is located next to bedroom three. This bedroom has the benefit of built-in wardrobes with double sliding doors. The master bedroom occupies the right hand-side of the second floor. With a full height window offering views of the rear garden, there is ample space for a large bed and additional furniture. Next to the en-suite in the master there is a dressing area with a large wardrobe with double mirrored sliding doors. The en-suite has a walk-in shower with sliding glass door, W.C., counter top hand basin and stainless steel heated towel rail. The mirror above the hand basin bounces light around the room and the dark wood mirror frame and counter top ooze luxury.

Outside, there is a good sized rear garden which has been cleverly landscaped to maximise the space. Directly outside the door from the kitchen diner is a patio dining area with a pathway leading to the end of the garden which is where the garage is located. The rear garden has a selection of mature bushes, shrubs and trees which create depth and interest within the space. The private double garage has an electric door and offers ample additional storage space.

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.

Agents notes

Under floor Heating on ground floor
Council Tax: Band F
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

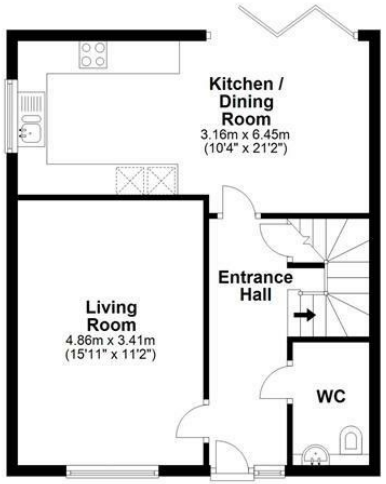




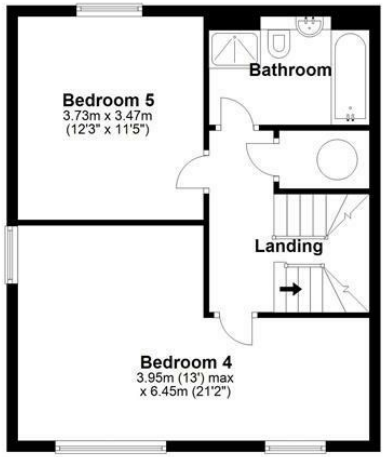




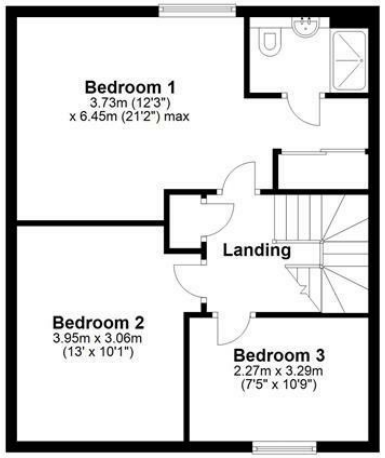
Ground Floor
Approx. 50.2 sq. metres (540.1 sq. feet)



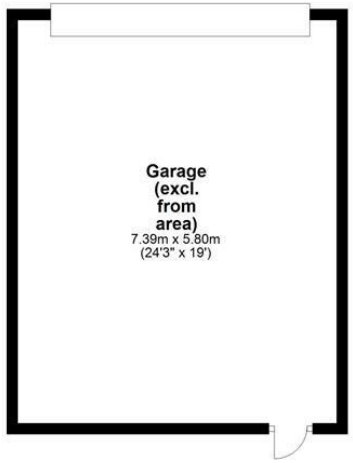
First Floor
Approx. 50.4 sq. metres (542.3 sq. feet)



Second Floor
Approx. 49.8 sq. metres (535.9 sq. feet)



Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 150.4 sq. metres (1618.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

