



Radcliffe & Rust Estate Agents are delighted to offer for sale this beautifully presented detached family home located on Newmarket Road. This property is located in a prime position within Cambridge, providing superb access to the city centre, Cambridge North Station, and the A14 for travel further afield. The location benefits from a variety of nearby amenities, including supermarkets, independent shops, cafes, and restaurants, while larger retail outlets are just a short drive away. Families are well catered for with several highly regarded schools in the area, and nature lovers will appreciate the close proximity to Stourbridge Common and the River Cam, perfect for walking, cycling, and outdoor activities. Excellent public transport links and dedicated cycle paths make it easy to navigate the city without a car.

Radcliffe & Rust Estate Agents are delighted to offer for sale this beautifully presented detached family home on well-connected Newmarket Road, offering excellent access to Cambridge city centre, transport links, local amenities, and scenic riverside walks at Stourbridge Common.

Approached via a spacious block-paved driveway with parking for two cars, the property is framed by mature trees and established shrubs which create a welcoming entrance. Stepping inside, the bright and airy hallway sets the tone for the home, with its soft neutral grey décor and wood-effect flooring flowing throughout much of the ground floor.

To the right of the hallway is a comfortable and inviting reception room. This light-filled space features cream carpeting, calming light blue walls, and a charming log burner, providing the perfect setting for cosy evenings. At the end of the hall, a well-appointed cloakroom is fitted with a WC and hand basin, with contemporary patterned wall tiling adding style and character.

From here, the property opens into a stunning open-plan space at the rear, seamlessly combining seating, dining, and kitchen areas. The first section, currently arranged as an additional living area, features two built-in cupboards in the alcoves for discreet storage. This leads into a bright dining space, perfectly placed next to wide bi-fold doors that flood the room with natural light and offer direct access to the garden. The sleek kitchen is fitted with modern white gloss units and contrasting dark grey worktops, and comes complete with integrated appliances including a fridge/freezer, dishwasher, electric hob, double oven, stainless steel extractor, and a sink with filtered water tap.

From the kitchen, a separate utility room provides additional storage and worktop space, with plumbing for a washing machine and further appliance space, keeping laundry and household items neatly out of

sight.

Upstairs, the spacious landing provides room for additional furniture or storage. Three out of the four bedrooms are carpeted, creating a warm and comfortable feel throughout. A smaller room to the front is currently used as a home office, making an ideal fourth bedroom or nursery. The main bedroom, also overlooking the front, is a bright and generously proportioned double, enhanced by a large bay window. Two further double bedrooms, both located at the rear and part of a 2017 extension, offer ample space along with garden views. The family bathroom is a luxurious space with a WC, wide basin with vanity storage, bath, and separate walk-in shower with rainfall head.

The property also benefits from a large loft space, already fitted with Velux windows, which offers fantastic potential for conversion (subject to the necessary planning permissions), creating an opportunity for additional living accommodation if desired.

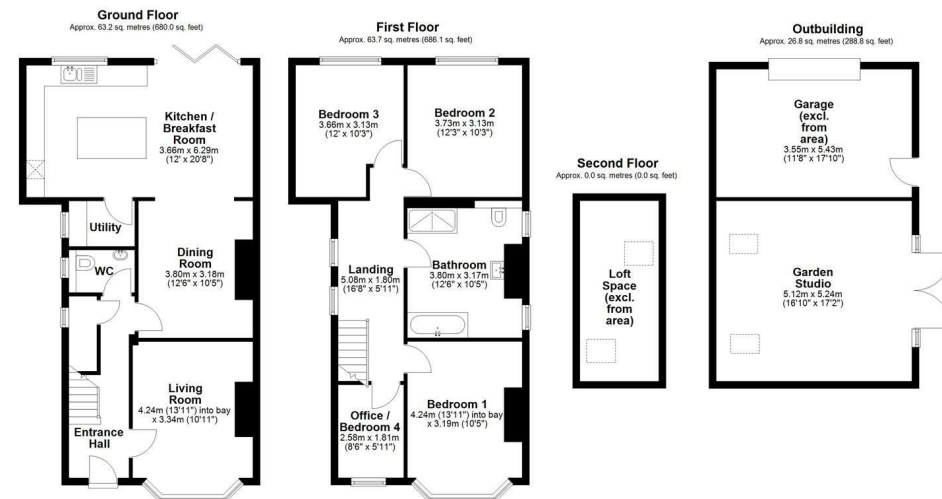
The rear garden is an impressive and versatile outdoor space. Directly from the bi-fold doors, you step onto a stylish grey decked terrace with side access to the front. Beyond is a well-maintained lawn bordered by planters, leading to a paved area at the far end which can serve as additional parking, with gated access from a side road. The garden also features a substantial detached studio, perfect for use as a gym, home office, or cinema room. Alongside the studio is a single garage with an electric door, currently used for storage.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Tenure: Freehold
Council Tax: Band D





Total area: approx. 153.7 sq. metres (1654.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

