



Radcliffe & Rust
Residential sales & lettings

1 Ventress Close, Cambridge CB1 8QX
Guide Price £525,000

Located in the heart of Queen Edith's, one of Cambridge's most desirable residential areas, this immaculately presented three-bedroom semi-detached home sits peacefully at the end of Ventress Close – a quiet cul-de-sac just off Queen Edith's Way. The location offers excellent access to Addenbrooke's Hospital, the Cambridge Biomedical Campus, and some of the city's best-rated schools, including The Perse, Hills Road Sixth Form College, and Queen Edith Primary.

This sought-after area is ideal for families and professionals alike, with local amenities, parks, and transport links all within easy reach. Cherry Hinton Hall Park, Nightingale Recreation Ground, and Wulfstan Way shops are just a short walk away, while Cambridge city centre is easily accessible via bike or bus.

To the front, the home is set back from the street with a neatly maintained lawn and mature planting, creating a welcoming first impression. A private driveway provides off-road parking, with potential to extend the space subject to consents. Once inside, the home is light, warm and inviting. The entrance hall is laid with wood-effect flooring and finished in soft neutral tones, offering space to hang coats and store shoes. An internal glazed door allows natural light to flow through to the main living space, setting a bright and airy tone from the moment you step inside. The spacious reception area runs the full depth of the house and is flooded with natural light thanks to a large front-facing window and French doors to the garden at the rear. The layout has been thoughtfully arranged to allow for distinct living and dining zones, with ample room for a generous sofa suite, coffee table, and media unit at one end, and a family dining table at the other. The rear doors offer lovely views of the garden and make indoor-outdoor living easy during warmer months.

Adjacent to the dining space is a modern kitchen, finished with sleek grey cabinetry, contrasting wood effect worktops, and tiled splashbacks. It includes a built-in oven and microwave/grill, electric induction hob with extractor, integrated dishwasher, washing machine and fridge. The gas fired combination boiler is also house within one of the kitchen units. A rear window provides a garden view, while a glazed back door gives convenient access to the outside.

Upstairs, the landing is brightened by a side window and leads to three well-proportioned bedrooms and the family bathroom. There is also a pull down loft hatch with fitted ladder leading to a spacious and mostly boarded loft space offering ample storage. The principal bedroom is positioned at the rear of the property and features a large window, neutral décor, and plenty of space for a double bed, wardrobes, and a desk or dressing table. The second double bedroom is situated at the front, offering views over the garden and

space for freestanding furniture in a calming, minimalist style. The third bedroom, a comfortable single, is ideal for use as a child's room, nursery, or home office.

The bathroom has been smartly updated and includes contemporary grey tiling, a white suite with a full-size bath and separate shower cubicle, a pedestal basin, and WC. A frosted rear window and heated towel rail complete the space, which feels fresh, bright and functional.

The rear garden is a real highlight of the home, enjoying a sunny south-west facing aspect. A paved patio area offers the perfect spot for outdoor dining or relaxing, while the lawn provides space for children to play or for keen gardeners to enjoy. Mature planted borders give privacy and year-round colour, and a side gate offers useful access to the front of the property. There is also a brick-built outbuilding provides secure, dry storage for tools, bikes, or seasonal items. This would also make a perfect workshop space.

This is a beautifully maintained and well-located home offering an excellent blend of indoor comfort and outdoor space – ideal for buyers looking to settle in one of Cambridge's most well-connected and community-focused neighbourhoods.

Agent Notes

Tenure: Freehold
Council tax: Band C
No onward chain





Total area: approx. 86.8 sq. metres (933.9 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	70 77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

