



Glebe Road, Cambridge, CB1 7TF

**CHEFFINS**

# Glebe Road

Cambridge,  
CB1 7TF

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**Guide Price £895,000**

- Extended And Beautifully Presented Family Home
- Versatile Five Bedroom Accommodation
- Stunning Open Plan Kitchen/Dining/Family Space
- Principal Bedroom With Dressing Area And Ensuite
- Separate Utility Room And Ground Floor Cloakroom
- Gravel Driveway And Gated Side Access
- Convenient Access To Addenbrooke's, Cambridge Station And City Centre

A beautifully presented and thoughtfully extended five bedroom family home, occupying a generous plot along the ever popular Glebe Road, offering stylish and versatile accommodation arranged across three floors.





## LOCATION

Glebe Road is a well regarded residential position situated to the south of Cambridge city centre, ideally placed for access to a wide range of local amenities and schooling, together with excellent transport links. The property is particularly well positioned for commuters and biomedical professionals alike, with Addenbrooke's Hospital and the Biomedical Campus situated nearby, alongside Cambridge Station providing regular services into London King's Cross and Liverpool Street. The area also offers convenient access onto major road networks including the M11 and A14. Cambridge city centre itself offers an exceptional blend of historic architecture, independent cafés, restaurants and shopping facilities, whilst nearby green spaces and recreational amenities further enhance the appeal of this highly convenient city location.

**ENTRANCE HALL**

Panel-glazed entrance door leading through into the entrance hall, with engineered wood flooring, radiator, stairs rising to the first-floor accommodation, double-glazed sash window to front aspect, inset LED downlighters and doors leading through to the respective rooms.

**CLOAKROOM**

Comprising a two-piece suite with low-level WC with hand flush and wash hand basin with hot and cold mixer tap and extractor fan.

**OPEN-PLAN LIVING/KITCHEN/DINING AREA**

A well-proportioned open-plan space arranged into distinct living, kitchen and dining areas.

**LIVING AREA**

With continuation of the engineered wood flooring from the entrance hall, under-stairs storage cupboard, inset LED downlighters, door leading through to the utility room and opening into the kitchen/dining area.

**KITCHEN AREA**

Comprising a collection of both wall and base-mounted storage cupboards and drawers, fitted with a soft-closing feature and handleless doors. Stone effect work surface with inset stainless steel sink, hot and cold mixer tap and drainer to the side. Integrated four-ring induction hob with Neff extractor hood and lighting above, integrated double oven, space and plumbing for an American-style fridge/freezer and integrated concealed dishwasher. Continuation of the kitchen work surface via peninsula unit with overhang forming breakfast bar seating area, inset LED downlighters, stone tiled flooring and double-glazed windows to side and rear aspects.

**DINING AREA**

With continuation of the stone tiled flooring, radiator, inset LED downlighters and bifolding doors with fitted blinds opening onto the rear garden terrace.

**UTILITY ROOM**

Fitted with the same style wall and base-mounted storage units as the kitchen, with stone-effect work surface over incorporating inset sink with hot and cold mixer tap and drainer to side. Space and plumbing for washer and dryer, together with a wealth of further built-in storage. Inset LED downlighters, stone tiled flooring, double-glazed window and panel-glazed door leading onto the side access.

**LIVING ROOM**

With engineered wood flooring, radiator and inset LED downlighters.

**FIRST FLOOR ACCOMMODATION****LANDING**

With stairs rising to the second-floor accommodation and doors leading through into the respective rooms.

**FAMILY BATHROOM**

Comprising a four-piece suite with standalone bath with hot and cold mixer tap and shower attachment, corner shower cubicle with wall-mounted shower and sliding glazed door, low-level WC with hand flush and wash hand basin with hot and cold mixer tap. Part tiled surrounds, tiled flooring, heated towel rail, inset LED downlighters, illuminated mirror, extractor fan and double-glazed window to side aspect.

**PRINCIPAL BEDROOM**

Double room with engineered wood flooring, radiator, wardrobes, inset LED downlighters and double-glazed sash windows to rear aspect. Recessed dressing area with door leading through into:

**ENSUITE SHOWER ROOM**

Comprising a three-piece suite with walk-in shower enclosure with dual wall-mounted shower heads and glazed screen partition, low-level WC with hand flush and wash hand basin with hot and cold mixer tap. Part tiled surrounds, tiled flooring, heated towel rail, illuminated mirror with lighting feature and mirror demister, wired cabinet with two shaver points, silent extractor fan, inset LED downlighters and double-glazed window overlooking the rear garden.

**BEDROOM TWO**

Double room with engineered wood flooring and double-glazed sash window to front aspect.

**BEDROOM THREE**

With engineered wood flooring and double-glazed sash window to front aspect.

**SECOND FLOOR ACCOMMODATION****LANDING**

With doors leading through into the respective rooms.

**BEDROOM FOUR**

With engineered wood flooring, eaves cupboards, radiator and Velux-style skylight window fitted with blinds to front aspect.

**BEDROOM FIVE**

With engineered wood flooring, radiator and double glazed sash window to rear aspect.

**SHOWER ROOM**

Comprising a three-piece suite with corner shower cubicle with fixed shower head and sliding glazed door, low-level WC with concealed cistern and hand flush, and wash hand basin with hot and cold mixer tap with storage cabinetry beneath. Part tiled surrounds, tiled flooring, heated towel rail, extractor fan, inset LED downlighters and double-glazed privacy window to rear aspect.

**OUTSIDE****FRONT**

The property is approached off Glebe Road via dropped kerb leading onto a gravel driveway, with block-paved pathway leading to the front entrance door. The gravelled frontage is enclosed on one side by low-level brick walling and wooden fence the other and benefits from gated side access leading through to the rear garden.

**REAR GARDEN**

To the rear, the property benefits from a lengthy garden, principally laid to lawn, with large raised patio terrace directly adjoining the rear of the property via the bifolding doors, providing an ideal space to relax and entertain. The garden further benefits from two large timber storage sheds and is enclosed by timber fencing, whilst backing onto the local allotments.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £895,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Cambridge City Council



**Approximate Gross Internal Area 1915 sq ft - 178 sq m**

Ground Floor Area 925 sq ft – 86 sq m

First Floor Area 669 sq ft – 62 sq m

Second Floor Area 321 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

