



Clover Court, Cambridge, CB1 9YN

**CHEFFINS**

## Clover Court

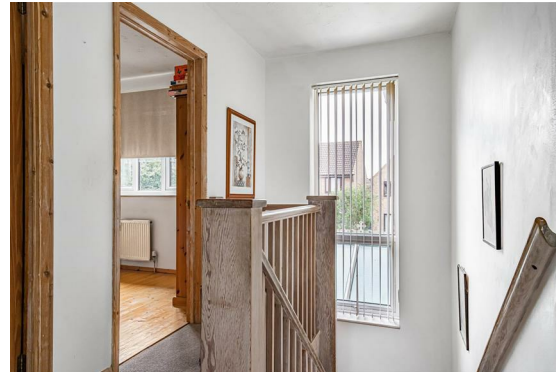
Cambridge,  
CB1 9YN

A beautifully presented four bedroom detached property extending to approximately 1397sqft and arranged over two floors. The property further benefits from off-road parking and a garage, as well as a generous south facing rear garden. Located close to local amenities including Addenbrookes Biomedical Campus, Arm and Cambridge Station.

4 2 2

**Guide Price £650,000**





## LOCATION

Clover Court is a quiet cul-de-sac in the popular Cherry Hinton area of Cambridge, benefitting from nearby local shops, supermarkets, highly regarded schools, Cherry Hinton Hall Park, and the Village Leisure Centre. Excellent bus services provide quick access to Cambridge city centre, Addenbrooke's Hospital, and the railway station, while cycle paths and strong road links to the A14 and M11 ensure easy commuting further afield.

## ENTRANCE DOOR

into:

## ENTRANCE HALL

with tiled flooring, radiator, downlight, understairs storage cupboard with coat hanging hooks, access into various rooms.

## DOWNSTAIRS W C

with tiled flooring, upvc double glazed frosted window overlooking front of the property, low level w.c., wash hand basin with storage cupboards beneath, radiator, downlight.

## KITCHEN/BREAKFAST ROOM

with tiled flooring, range of floor and wall units with laminate worktop, radiator, space for oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, sink and drainer with mixer tap, dual aspect upvc double glazed windows overlooking both the front and side of the property, part tiled walls, boiler and downlight, fuse box.

## DINING ROOM

with parquet flooring, downlight, upvc double glazed window overlooking the rear of the property, radiator.

## CONSERVATORY

with tiled flooring, upvc double glazed windows overlooking the rear garden, upvc double glazed doors leading out onto the rear garden.

## SITTING ROOM

with engineered oak flooring, sliding doors into conservatory, upvc double glazed windows overlooking the front of the property, two radiators, two downlights.

## ON THE FIRST FLOOR

### LANDING

carpeted, upvc double glazed window overlooking the rear of the property, access into loft space.

### PRINCIPAL BEDROOM

with wood flooring, upvc double glazed window overlooking the front of the property, radiator, downlight. Door into:

### ENSUITE

with tiled flooring, walk-in tiled shower, wash hand basin, low level w.c., upvc double glazed frosted window overlooking front of the property, radiator, downlight, extractor fan.

### BEDROOM 2

with wood flooring, upvc double glazed window overlooking rear of the property, radiator, two downlights.

### BEDROOM 3

with wood flooring, upvc double glazed window overlooking rear of the property, radiator, downlight.

### BEDROOM 4

with wood flooring, upvc double glazed window overlooking front of the property, radiator, downlight, shelving, airing cupboard housing water tank.

### BATHROOM

with tiled flooring, three piece suite consisting of tiled bath with shower over, wash hand basin, low level w.c., upvc double glazed frosted window overlooking front of the property, heated towel rail, downlight and extractor fan.

## OUTSIDE

The property is approached via pathway leading to front door. The front garden is gravelled with border containing a variety of shrubs and hedging. There is also off-road parking for multiple vehicles leading to Garage with up and over door and side gate into rear garden. Outside tap.

Rear garden with terrace area perfect for outside seating and alfresco dining. Garden is south facing and fully enclosed via timber fencing. The garden is predominantly laid to lawn with borders containing a variety of shrubs, trees and hedging. Side gate leading to the driveway and personal door leading into GARAGE with concrete base, power, up and over door, lighting and eaves storage, shelving and cupboards.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 72      | 79        |
| EU Directive 2002/91/EC                     |         |           |

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Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

Council

**Approximate Gross Internal Area 1397 sq ft - 130 sq m  
(Excluding Garage)**

Ground Floor Area 771 sq ft - 72 sq m

First Floor Area 626 sq ft - 58 sq m

Garage Area 155 sq ft - 14 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.

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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>.

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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.