



Fen Road, Chesterton, CB4 1TX

CHEFFINS

Fen Road

Chesterton,
CB4 1TX

A substantial modern detached residence offering stylish and versatile accommodation, featuring an impressive open-plan kitchen/sitting room and a separate living room. The property includes a self-contained one-bedroom annexe, enclosed gardens, and a large driveway with ample parking. It also boasts direct access to the River Cam towpath, occupying a picturesque setting on the edge of the ever-popular Chesterton district, convenient for Cambridge North railway station. A particular highlight is the first-floor balcony, which enjoys fine views across the River Cam and Stourbridge Common beyond, creating a truly outstanding outlook.

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Guide Price £995,000





LOCATION

Situated in a well-connected north Cambridge location, Fen Road offers convenient access to the city centre, Cambridge Science Park, Cambridge Business Park and Cambridge North railway station, making it particularly attractive to commuters and professionals. The area benefits from a range of nearby amenities including supermarkets, local shops, cafés and schools, while the picturesque River Cam and Stourbridge Common provide excellent opportunities for walking, cycling and outdoor recreation. Regular bus services and extensive cycle routes ensure easy travel throughout the city, with the A14 and M11 readily accessible for journeys further afield.

The property is approached via a panelled entrance door with leaded and frosted double glazed inserts, opening into the welcoming entrance hall. A staircase rises to the first floor, complemented by attractive wooden flooring, a useful understairs storage cupboard with radiator and coat hooks, and a coved ceiling.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

A superb open-plan living space forming the heart of the home.

The kitchen is comprehensively fitted with a generous range of storage cupboards and drawers beneath solid wood work surfaces, incorporating a Butler-style sink with mixer tap. Integrated appliances include an electric oven and hob, concealed dishwasher, and space for a fridge/freezer. The room benefits from wooden flooring, a period-style radiator, double glazed windows to the front, side and rear, together with twin double glazed doors opening onto the garden. An interconnecting door provides access to the annexe.

The sitting area features an attractive cast iron log-burning stove set upon a slate hearth with a stone mantel, creating an impressive focal point. There are inset ceiling downlighters, radiators, and double glazed windows to both the front and rear aspects.

REAR PASSAGE & UTILITY

A useful rear passage provides doors to both the front and rear of the property. The adjoining utility area is fitted with a work surface together with plumbing and space for an automatic washing machine and tumble dryer, with extractor fan.

FIRST FLOOR

LANDING

With coved ceiling and twin double glazed doors opening onto a balcony enjoying delightful views across the River Cam.

BEDROOM ONE

A spacious principal bedroom with coved ceiling, fitted wardrobe

cupboards with sliding doors, radiator, and double glazed sliding doors opening directly onto the balcony, enjoying attractive views over the River Cam.

EN SUITE SHOWER ROOM

Fitted with a low level dual flush WC, vanity wash hand basin set upon a stone plinth with mixer tap, fully tiled splashbacks, tiled shower cubicle with glazed door, illuminated mirror, coved ceiling, radiator, and double glazed frosted window to the front.

BEDROOM TWO

With coved ceiling, radiator and double glazed window to the rear, enjoying further views over the River Cam.

BEDROOM THREE

With coved ceiling, radiator, double glazed window to the front and fitted cupboard housing the Worcester gas-fired boiler providing domestic hot water and central heating.

FAMILY BATHROOM

Beautifully appointed with a white suite comprising a freestanding bath with mixer tap and shower attachment, pedestal wash hand basin and low level dual flush WC. Ceramic tiled walls, tiled floor, heated towel rail and double glazed frosted window to the front.

ANNEXE

The self-contained annexe offers flexible accommodation, ideal for dependent relatives, guests, or as an income-generating opportunity.

A panelled entrance door opens into the entrance hall with coved ceiling and staircase rising to the first floor. There is useful understairs storage together with a utility cupboard providing space for a stacked washing machine and tumble dryer. Double glazed frosted window to the front.

KITCHEN/SITTING ROOM

Fitted with square-edged work surfaces incorporating a single drainer sink unit with tiled splashbacks. Integrated appliances include an oven, hob, fridge/freezer and extractor hood. The room

features a coved ceiling, electric radiator and twin double glazed doors opening onto its own private garden area.

FIRST FLOOR

LANDING

Providing access to the bedroom and an interconnecting door to the main house.

BEDROOM

With coved ceiling, electric radiator and double glazed window to the rear.

SHOWER ROOM

Fitted with a tiled shower enclosure with glazed door, low level dual flush WC and vanity wash hand basin with mixer tap and tiled surround. Heated towel rail, coved ceiling with extractor fan and double glazed frosted window to the front.

OUTSIDE

To the front, gated access leads to a block-paved driveway providing off-road parking for several vehicles and a covered entrance porch. The front garden is enclosed by attractive cast iron railings with well-stocked flower and shrub borders, together with an outside tap and external lighting.

The rear garden is enclosed by a combination of walling and fencing and is principally laid to decking, creating an excellent space for outdoor entertaining. A gated rear access leads directly to the riverside footpath, providing direct access to the banks of the River Cam.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
		

Guide Price £995,000
 Tenure – Freehold
 Council Tax Band – E
 Local Authority – Cambridge City Council

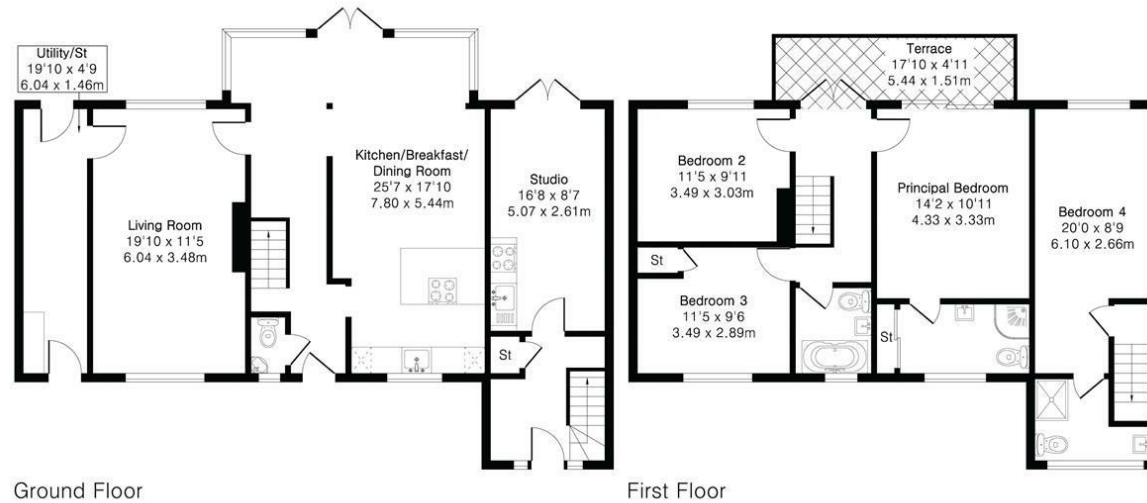




Approximate Gross Internal Area 1831 sq ft - 170 sq m

Ground Floor Area 1015 sq ft – 94 sq m

First Floor Area 816 sq ft – 76 sq m



Ground Floor

First Floor



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.



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