



Orchard Estate, Cambridge, CB1 3JW

**CHEFFINS**

## Orchard Estate

Cambridge,  
CB1 3JW

A beautifully presented and cleverly extended four bedroom semi-detached property extending to approximately 2031sqft and arranged over two floors. The property further benefits from a separate annexe and a generous rear garden with further outbuildings, as well as solar panels on the house and annexe, and is located close to local amenities and transport links.

4 2 2

**Guide Price £800,000**





## LOCATION

Orchard Estate enjoys a highly convenient position on the eastern side of Cambridge, offering excellent access to the city centre, Cambridge Railway Station and the wide range of amenities available in nearby Cherry Hinton. Residents benefit from local shops, supermarkets, schools and leisure facilities all within easy reach, while regular bus services and nearby cycle routes provide straightforward connections across the city. The location is particularly well placed for commuters, with quick access to major road links including the A14 and M11, as well as Cambridge's renowned science and business parks, Addenbrooke's Hospital and the Biomedical Campus.

## TIMBER FRONT DOOR

leading into:

## ENTRANCE HALL

with wood effect laminate flooring, upvc double glazed window overlooking the side of the property, downlight, built-in storage cupboards with hanging rail and shelving as well as further overhead storage and storage bench, downlight, radiator, stairs to first floor, further cupboard housing boiler, upvc double glazed window overlooking the other side of the property, access into various rooms.

## SITTING ROOM

carpeted, upvc double glazed bay style window overlooking the front of the property, downlight, feature fireplace with tiled mantelpiece and hearth, picture hanging rail, inset book shelving.

## DOWNSTAIRS W C

with tiled flooring, low level w.c., wash hand basin with mixer tap and storage cupboard beneath, LED spotlights, extractor fan.

## KITCHEN/SITTING/DINING ROOM

with wood effect laminate flooring, radiator, wood burner, downlight, picture hanging rail, into Kitchen/Dining Area with continuation of the wood effect laminate flooring, two radiators, Velux window allowing natural light. Kitchen with a range of floor and wall units with soft close feature, premium stone worktops, one and a half butler sink and drainer with mixer tap, Rangemaster 5 ring gas hob, oven and grill, Rangemaster extractor fan, Bosch dishwasher and AEG American style fridge and freezer, island unit, door out onto rear terrace and garden.

## UTILITY AREA

with continuation of the wood effect flooring, butler sink with mixer tap, upvc double glazed window overlooking side of the property, a range of floor and wall units with soft close feature, heated towel rail, downlight, extractor fan, cupboard housing meters.

## ON THE FIRST FLOOR

## LANDING

upvc double glazed window overlooking side of the property, wood flooring, radiator, downlight, access into loft space and various rooms including:

## PRINCIPAL BEDROOM

with wood effect laminate flooring, upvc double glazed window overlooking rear of the property, radiator, downlight, Velux window allowing further natural light, built-in wardrobes with a variety of hanging rails, drawers and shelving.

## BEDROOM 2

with wood floor, upvc double glazed bay style window overlooking front of the property, radiator, downlight, inset shelving.

## BEDROOM 3

with wood effect laminate flooring, upvc double glazed window overlooking front of the property, radiator, downlight.

## DRESSING ROOM/STUDY

with a continuation of the wood effect laminate flooring, radiator, downlight, built-in shelving.

## BEDROOM 4

with wood flooring, upvc double glazed window overlooking rear of the property, radiator, downlight, inset shelving, overhead storage cupboard with further shelving.

## BATHROOM

with tiled flooring, four piece suite comprising of walk-in tiled shower, bath, wash hand basin with storage drawers beneath, low level w.c., upvc double glazed frosted window overlooking side of the property, heated towel rail, LED spotlights, part tiled and panelled walls.

## ANNEXE

with wood effect laminate flooring, double glazed window overlooking the rear garden, double doors out onto decking area and rear garden, two Velux windows allowing natural light, downlight, door into:

## DRESSING ROOM

wood effect laminate flooring, downlight, door into:

## SHOWER ROOM

with three piece suite comprising of walk-in tiled shower, wash hand basin, low level w.c., tiled flooring, downlight, extractor fan, heated towel rail, underfloor heating throughout.

## OUTSIDE

Timber decking area to the front and further door into WORKSHOP which could easily be converted into a kitchen for the annexe, tiled flooring, range of floor units with laminate worktop, one and a half stainless steel sink and drainer, shelving, space and plumbing for washing machine and dryer, Velux window and fuse box, covered timber area.

## OUTSIDE

The property is approached via a brick paved driveway leading to off-road parking, front door and access gate into rear garden. Paved walkway from the front of the house with covered bike storage, outside water tap, and access into boot room with tiled floor, shelving unit, coat hanging rail, storage cupboards and solar panel inverter, access into separate annexe.

Rear garden to the property itself has terraced area perfect for outside seating and al fresco dining, pond and the garden is fully enclosed via timber fencing. The rear garden is predominantly laid to lawn with borders containing a variety of trees, shrubs and bushes, pathway continues down to the end of the garden where you can find fruit trees and raised beds containing a variety of vegetables, greenhouse, store, generous timber storage shed with upvc double glazed window looking back towards the property, work bench and laminate flooring. Path continues around to further outside seating and barbecue area again with borders containing a variety of trees, shrubs and bushes, terrace area has doors into timber built STUDIO with double glazed window looking back into the rear garden, wood effect laminate flooring, electricity, internet connection and wifi booster making the studio perfect for use as either an office or gym space. The garden is south east facing.

## BOOT ROOM

With tiled floor, shelving, storage cupboards and access into rear garden and annexe.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 74        |
| (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 |           |

Guide Price £800,000

Tenure – Freehold

Council Tax Band – D

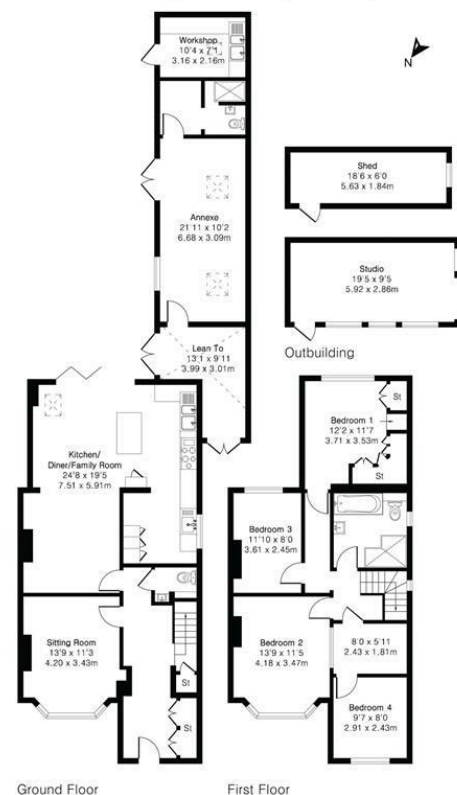
Local Authority – Cambridge City Council

Approximate Gross Internal Area 2031 sq ft - 189 sq m  
(Excluding Outbuildings)

Ground Floor Area 1298 sq ft – 121 sq m

First Floor Area 733 sq ft – 68 sq m

Outbuildings Area 294 sq ft – 27 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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