



Acton Way, Cambridge, CB4 3SD

**CHEFFINS**

# Acton Way

Cambridge,  
CB4 3SD

5 2 3

**Guide Price £800,000**

- Five Bedrooms Arranged Across Three Floors
- Stunning Open Plan Kitchen/Breakfast Room
- Three Versatile Reception Areas
- Bespoke Handcrafted English Oak Features Throughout
- Roof Lantern And Multiple Velux Rooflights
- Bi Folding Doors Opening Onto Rear Garden
- Principal Bedroom To Second Floor
- Utility Room And Two Family Bathrooms
- Air Conditioning To Multiple Bedrooms
- Extensive Built In Storage Throughout

A substantial and beautifully improved five bedroom family home offering over three floors of versatile accommodation, featuring a stunning open plan kitchen/living environment, bespoke English Oak fittings, air conditioning to multiple bedrooms, exceptional home office facilities and a private landscaped rear garden.





## LOCATION

Acton Way enjoys a convenient north Cambridge location, ideally placed for easy access to the city centre, Cambridge Science Park, Cambridge Business Park and Cambridge North railway station, making it an excellent choice for commuters and professionals alike. A wide range of everyday amenities are available nearby, including supermarkets, local shops, cafés and schooling for all ages, while the picturesque River Cam and Milton Country Park provide excellent opportunities for walking, cycling and outdoor recreation. The area is well served by regular bus services and offers straightforward access to the A14 and M11, connecting to London, the Midlands and beyond.

**ENTRANCE HALL**

Accessed via a panelled glazed entrance door beneath a covered storm porch with inset LED downlighting. The welcoming entrance hall features Karndean flooring, coved ceilings, inset LED downlighting, radiator, open understairs storage and staircase rising to the first floor accommodation. Doors lead to the principal ground floor rooms.

**CLOAKROOM**

Comprising a two piece suite including a low level WC with concealed dual flush and hand wash basin with mixer tap and tiled splashback. Continuation of Karndean flooring, heated towel rail, shaving point, extractor fan and ceiling lighting.

**KITCHEN/BREAKFAST ROOM**

A superb open plan space forming the heart of the home. Fitted with an extensive collection of wall and base mounted storage cupboards and drawers beneath timber work surfaces incorporating a stainless steel sink with mixer tap and drainer. Integrated four ring gas hob with tiled splashback and extractor hood above, integrated double ovens, space for American style fridge freezer and space and plumbing for dishwasher.

The room further benefits from Karndean flooring, coved ceilings, deep walk in pantry with fitted shelving, vaulted ceiling with mounted lighting, Velux rooflight, double glazed window overlooking the rear garden and sliding glazed doors connecting to the sitting room. Openings lead seamlessly into the adjoining family and reception spaces.

**STUDY/FAMILY AREA**

A highly versatile space featuring Karndean flooring, vaulted ceiling, inset LED downlighting, Velux rooflights, full height radiators, bespoke fitted shelving and desk. A glazed door provides direct access to the rear garden.

**SITTING ROOM**

An impressive reception room showcasing bespoke handcrafted English oak features including fitted storage units and shelving fashioned from continuous sections of oak. Further benefitting from coved ceilings, wall mounted lighting and an open plan connection to the dining area.

**DINING ROOM**

A superb entertaining space with roof lantern providing excellent natural light. Featuring inset LED downlighting, coved ceilings, further bespoke English oak shelving and storage units and a full height set of double glazed bi folding doors opening onto the rear garden.

**MUSIC ROOM/BOOT ROOM**

A versatile reception room currently utilised as a family and boot room. Featuring Karndean flooring, coved ceilings, radiator and double glazed window to the front aspect. A full height and full width range of built in storage cupboards accessed via sliding doors provides extensive storage with fitted shelving and hanging rails.

**FIRST FLOOR****LANDING**

With coved ceilings, full height radiator, double glazed window to the front aspect, staircase rising to the second floor accommodation and doors leading to all first floor rooms.

**FAMILY BATHROOM**

Fitted with a three piece suite comprising panelled bath with wall mounted shower and glazed shower screen, low level WC with concealed dual flush and hand wash basin with mixer tap. Tiled surrounds, wood effect flooring, heated towel rail, extractor fan and double glazed privacy window to the side aspect.

**BEDROOM ONE**

A generous double bedroom featuring coved ceilings, air conditioning, radiator, built in wardrobes with sliding doors, fitted shelving and hanging rails and double glazed window overlooking the rear garden.

**BEDROOM TWO**

With coved ceilings, air conditioning, radiator and double glazed window to the front aspect.

**BEDROOM THREE**

Featuring coved ceilings, air conditioning, radiator and double glazed window overlooking the rear garden.

**SECOND FLOOR****LANDING**

With useful eaves storage space, double glazed window to the front aspect and doors leading to the second floor accommodation.

**SHOWER ROOM**

Fitted with a three piece suite comprising bath with wall mounted shower and glazed shower screen, low level WC with concealed dual flush and hand wash basin with mixer tap. Complemented by tiled surrounds, wood effect flooring, heated towel rail and extractor fan.

**UTILITY ROOM**

Fitted with a range of base mounted storage cupboards and drawers beneath timber work surfaces incorporating a stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine, tumble dryer and additional white goods. Cupboard housing the wall mounted gas fired combination boiler serving the domestic hot water and central heating systems. Extractor fan and double glazed window to the front aspect.

**BEDROOM FOUR**

A spacious principal bedroom featuring built in wardrobes with fitted shelving and hanging rails, radiator and double glazed window overlooking the rear garden.

**BEDROOM FIVE**

With radiator and double glazed window overlooking the rear garden.

**OUTSIDE****REAR GARDEN**

A particular feature of the property is the exceptionally private and thoughtfully landscaped rear garden, designed to provide an ideal balance of family enjoyment, entertaining space and practical outdoor living.

Immediately adjoining the rear of the property is a substantial paved terrace, positioned directly outside the dining room bi folding doors, creating a seamless transition between the internal and external living spaces. The terrace provides ample room for outdoor seating, dining and entertaining.

Beyond the patio lies a generous lawned garden, bordered by well stocked flower and shrub beds containing an array of mature planting, providing colour, texture and seasonal interest throughout the year. Raised planting areas further enhance the landscaped design, creating a highly attractive and established setting.

To the side of the patio stands an impressive brick built building which has been cleverly subdivided to create a highly versatile home working environment.

**HOME OFFICE ONE**

Fitted with a range of wall and base mounted storage cupboards and drawers, timber effect work surfaces incorporating desk space, extensive open shelving, air conditioning, Velux rooflight with fitted blind, double glazed window to the front aspect and ceiling lighting.

**HOME OFFICE TWO**

Accessed via a glazed internal door and benefiting from further fitted storage drawers, timber effect desk space, extensive open shelving, Velux rooflight, ceiling lighting and double glazed privacy window overlooking the rear aspect.

In addition, positioned at the far end of the garden is a further brick built garden structure incorporating a covered pergola style entertaining area with power and lighting. It is currently used as a home gym. It is flanked on either side by substantial outdoor storage rooms, providing excellent space for garden equipment, gym equipment and general storage.

**FRONTAGE**

The property is approached from Acton Way via a dropped kerb leading onto a generous tarmac driveway providing off road parking for multiple vehicles. Secure coded double doors provide access to a useful integrated side storage area, ideal for bicycles, garden equipment and additional external storage.

**AGENT'S NOTE**

Rarely do properties offer such an impressive combination of flexible family accommodation, high quality bespoke craftsmanship and dedicated work from home facilities. The outstanding open plan living spaces, handcrafted English oak features, substantial garden offices and beautifully landscaped gardens combine to create an exceptional family home ideally suited to modern living.



| 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>                            | 75                         | 80                                                                                |
| (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 |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



Guide Price £800,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Cambridge City Council



**Approximate Gross Internal Area 1908 sq ft - 177 sq m  
(Excluding Outbuilding & Home Office)**

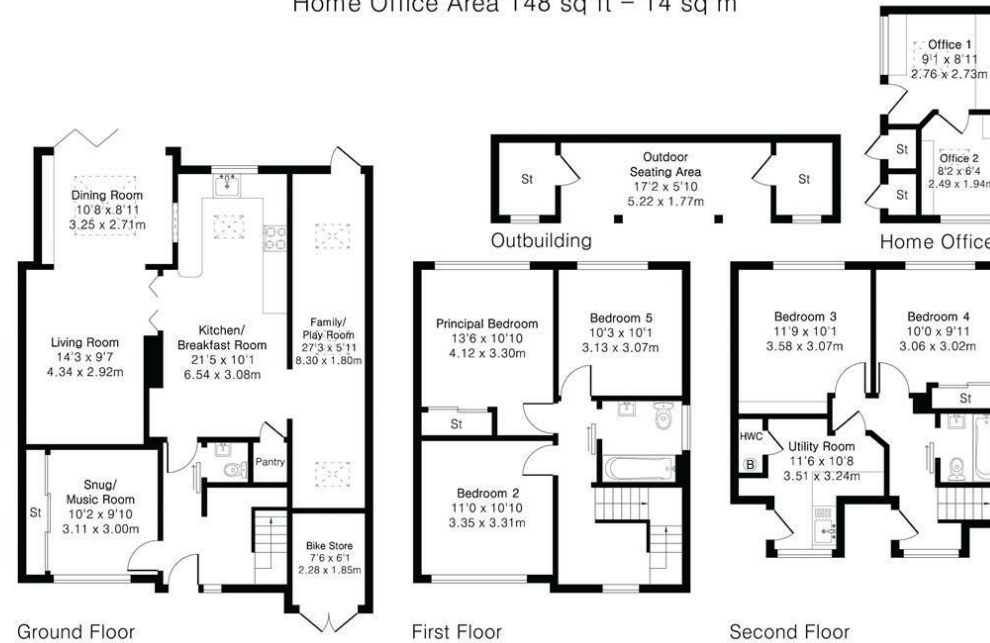
Ground Floor Area 930 sq ft – 86 sq m

First Floor Area 536 sq ft – 50 sq m

Second Floor Area 442 sq ft – 41 sq m

Outbuilding Area 160 sq ft – 15 sq m

Home Office Area 148 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.

**CHEFFINS**

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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