



Alwyne Road, Cambridge, CB1 8RR

CHEFFINS

Alwyne Road

Cambridge,
CB1 8RR

A substantial detached residence offering beautifully presented, well-proportioned and versatile accommodation throughout. The property incorporates a high-quality fitted kitchen, three reception rooms, four bedrooms, two of which benefit from en suite facilities, together with a family bathroom. Further features include a driveway and well-stocked gardens. Occupying a most desirable position within this favoured no-through road just off Worts Causeway, the property enjoys a highly convenient south city location, close to a good range of local amenities, including Addenbrooke's Campus and Cambridge South Railway Station.

4 3 2

Guide Price £1,350,000





LOCATION

Alwyne Road is a highly regarded residential address situated within the sought-after Queen Edith's area of Cambridge, offering an excellent balance of convenience and community. The property is within easy reach of a wide range of local amenities including independent shops, cafés, supermarkets and leisure facilities, while Cambridge city centre is readily accessible by bicycle, public transport or on foot. Cambridge Railway Station provides regular services to London King's Cross and Liverpool Street, making the location particularly attractive to commuters. The area is also well served by highly regarded schools, parks and healthcare facilities, with excellent road links to the A14, M11 and wider regional transport network.

COVERED ENTRANCE PORCH

With outside light and entrance door leading through to:

RECEPTION HALLWAY

A welcoming reception hall with staircase rising to the first floor, featuring painted handrail, newel posts and spindles. Useful understairs storage cupboards, including a coats cupboard with hanging rail and shelving. Wooden flooring, double panelled radiator and double glazed window to the front aspect.

CLOAKROOM

Fitted with a contemporary white suite comprising wall-hung hand wash basin with mixer tap and low-level flush WC. Tiled floor, part tiled walls, double panelled radiator, fitted mirror and double glazed frosted window to the front.

SITTING ROOM

A comfortable reception room with ceiling inset downlighters, double panelled radiator, double glazed window to the front aspect, wooden flooring and dedicated lamp circuit. Open plan through to:

KITCHEN/DINING ROOM

Beautifully appointed and fitted with a generous range of contemporary handleless storage cupboards and drawers beneath Corian work surfaces with matching upstands and inset one-and-a-half bowl sink unit with mixer tap and grooved drainer. A comprehensive range of integrated Siemens appliances includes electric fan oven, combination microwave oven, warming drawer, induction hob with extractor hood above, concealed refrigerator, freezer and dishwasher. Useful larder and corner cupboards. Ceiling with inset downlighters, tiled and wooden flooring, provision for wall-mounted television, double glazed window overlooking the rear garden, double glazed doors leading out to the garden and architectural radiator.

FAMILY ROOM

A superb and versatile living space with ceiling inset downlighters, wooden flooring, pair of double panelled radiators, double glazed windows to two aspects and double glazed doors leading out to the rear garden. Lamp circuit.

HOME OFFICE/SNUG

A flexible room ideal as a home office, study or snug, with ceiling inset downlighters, double panelled radiator, lamp circuit and double glazed windows to the front and side aspects.

BOOT ROOM/BOILER ROOM

Housing the wall-mounted Viessmann gas-fired boiler, pressurised hot water cylinder and water softener. Tiled floor, double panelled radiator and panelled double glazed door leading to the rear garden.

UTILITY ROOM

Fitted with roll-top working surfaces incorporating a single drainer sink unit with mixer tap and tiled splashbacks. Plumbing and space for automatic washing machine and tumble dryer, tiled floor and radiator.

BIKE STORE

With remote-controlled up-and-over door to the front, power and lighting connected.

FIRST FLOOR**LANDING**

With access to loft space, ceiling inset downlighters, shelved storage cupboard, radiator and double glazed frosted window to the side aspect.

BEDROOM ONE

A spacious principal bedroom with double panelled radiator, lamp circuit, double glazed window and doors overlooking the rear garden, and provision for wall-mounted television.

EN SUITE SHOWER ROOM

Comprising walk-in tiled shower with drencher shower head and separate hand-held shower attachment, glazed sliding screen, low-level flush WC and hand wash basin with mixer tap. Tiled floor, part tiled walls, heated towel radiator, mirrored cabinet, extractor fan and ceiling inset downlighters.

BEDROOM TWO

With radiator, lamp circuit and double glazed window to the rear aspect.

EN SUITE SHOWER ROOM

Fitted with a walk-in tiled shower with drencher shower head and hand-held attachment, low-level flush WC and hand wash basin with mixer tap. Heated towel radiator, tiled floor, part tiled walls and double glazed frosted window to the rear.

BEDROOM THREE

With radiator, lamp circuit and double glazed window to the front aspect.

BEDROOM FOUR

With radiator, lamp circuit and double glazed window to the front aspect.

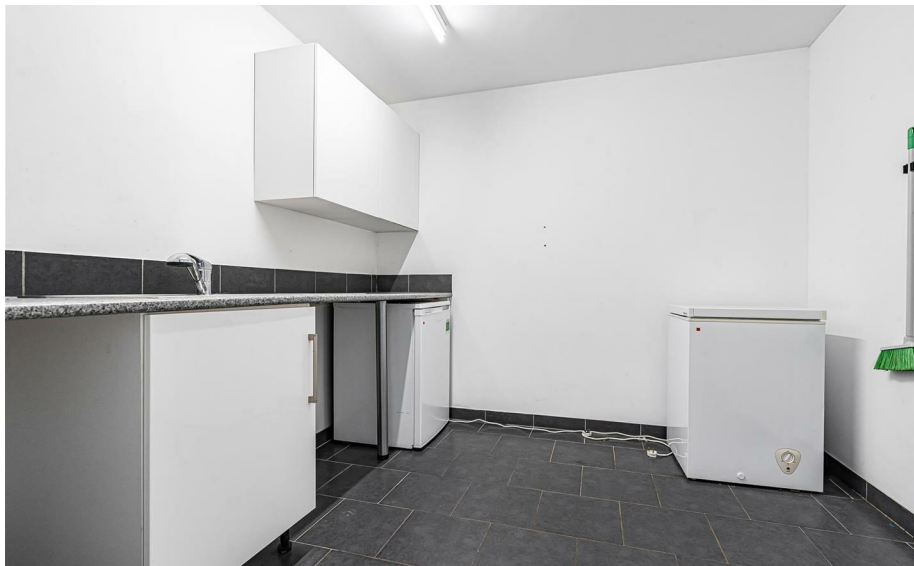
FAMILY BATHROOM

Well appointed with a white suite comprising tiled panelled bath with mixer tap and hand-held shower attachment, low-level flush WC, hand wash basin with mixer tap and separate tiled shower cubicle with glazed screen, drencher shower head and hand-held attachment. Tiled floor, part tiled walls, illuminated wall-mounted mirror, ceiling inset downlighters, extractor fan, heated towel radiator and double glazed frosted window to the front aspect.

OUTSIDE

The property occupies attractive and established grounds. To the front, a brick wall and mature hedging provide enclosure, with a block-paved driveway, pathway and lawned garden interspersed with planted beds. An electric vehicle charging point is installed, and gated side access leads to the rear garden.

The rear garden is principally laid to lawn with paved pathways and patio areas, enclosed by fencing and complemented by well-stocked flower and shrub borders, creating an attractive setting for outdoor entertaining and family enjoyment.



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

Guide Price £1,350,000

Tenure – Freehold

Council Tax Band – F

Local Authority – Cambridge City Council



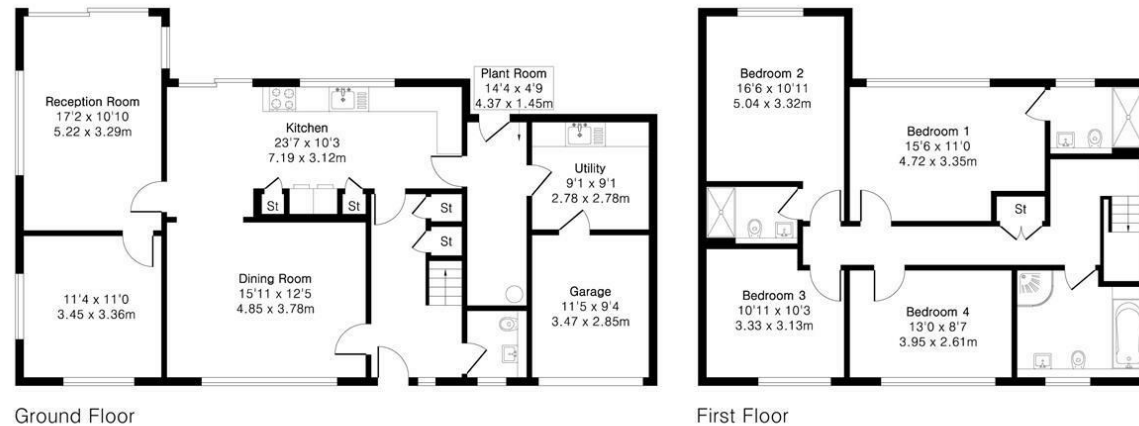


**Approximate Gross Internal Area 1942 sq ft - 180 sq m
(Excluding Garage)**

Ground Floor Area 1066 sq ft – 99 sq m

First Floor Area 876 sq ft – 81 sq m

Garage Area 106 sq ft – 10 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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.



CHEFFINS