



Almoners Avenue, Cambridge, CB1 8PA

CHEFFINS

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Cambridge,
CB1 8PA

A rare opportunity to acquire a modern detached residence of about 2000 sqft with stunning open plan kitchen/dining/sitting room together with generous gardens with studio with facilities, bike store, shed, driveway and small garden store. The property has been fitted with solar panels including a 12 volt battery, therefore improving the energy efficiency throughout the year.

4 3 2

Guide Price £1,175,000





LOCATION

Occupying a most desirable location at the end of a cul-de-sac in a prime south city location close to Addenbrookes Campus and Cambridge South as well as other amenities.

PANELLED AND FROSTED DOUBLE GLAZED ENTRANCE DOOR

leading into:

RECEPTION HALLWAY

staircase rising to the first floor with painted timber handrail, newel post and spindles with understairs storage cupboard, ceiling with a range of inset downlighters, underfloor heating, double glazed and frosted windows to the front flowing through to:

OPEN PLAN KITCHEN/DINING/SITTING ROOM

The kitchen is fitted with a generous range of handleless storage cupboards and drawers with stone working surfaces and upstands, Blanco undermount sink unit with grooved drainer and Quooker water tap providing filtered drinking water, sparkling water and boiling water. Siemens electric fan oven and microwave Combination oven and warming drawer with a 5 ring induction hob with extractor fan above, full height fitted and concealed Bosch refrigerator and freezer, fitted and concealed Beko dishwasher, ceiling with a range of inset downlighters, as well as double glazed roof lantern, twin zone wine cooler, underfloor heating and a pair of double glazed bi-fold doors to the rear leading out to the garden, double glazed window to the side.

UTILITY ROOM

rolltop working surfaces with matching upstand, single drainer stainless steel sink unit, storage cupboards, cupboard housing Vaillant gas fired boiler providing domestic hot water and central heating system, fitted and concealed automatic washing machine, fitted and concealed tumble dryer, underfloor heating, door to outside with double glazed and frosted pane.

BOOT ROOM

Entrance door with double glazed and frosted pane, tiled flooring with recessed matwell, fitted furniture with seat, coat hooks and storage cabinets, electric panel heater, double glazed window.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin with mixer tap and tiling to splashbacks, underfloor heating, fitted shelving, extractor fan, ceiling with inset downlighters.

LIVING ROOM

underfloor heating, pair of double glazed windows to the front.

STUDY/FAMILY ROOM

A pair of fitted storage cupboards, underfloor heating, and a pair of double glazed windows to the front.

ON THE FIRST FLOOR

SPACIOUS LANDING

with access to loft space, linen cupboard, radiator, ceiling with inset downlighters, double glazed window to the front.

BEDROOM 1

radiator, a pair of double glazed windows to the rear, open to:

DRESSING ROOM

with range of fitted wardrobe cabinets with shelving, hanging rail and drawers, double glazed window and ceiling with inset downlighters.

ENSUITE SHOWER ROOM

with large walk-in shower cubicle with drencher shower head and hand held rose, a pair of wash hand basins with mixer taps and storage cupboards below, low level dual flush w.c., tiled floor with underfloor heating, part tiled walls, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed window to the side.

BEDROOM 2

radiator, fitted wardrobe cupboards, double glazed window to the rear.

BEDROOM 3

fitted wardrobe cupboards, radiator, double glazed window to the front.

BEDROOM 4

radiator, double glazed window to the front.

BATHROOM

with a white four piece suite comprising tiled panelled bath, wall mounted mixer with hand held shower, large shower cubicle, tiled with drencher shower head and hand held rose, glazed sliding door, wash hand basin with mixer tap, storage cupboard below, low level dual flush w.c., tiled floor with underfloor heating, heated towel rail/radiator, half tiled walls, ceiling with inset downlighter, extractor fan, double glazed and frosted window to the side.

OUTSIDE

Driveway providing access for this property and neighbouring property leading to extensive block paved driveway, electric vehicle point, bicycle/bin store and shaped flowering and shrub beds, paved pathway to front door and paved pathway with gated access to either side.

Landscaped rear garden with large paved patio area well stocked and shaped flowering and shrub beds. The remainder is principally laid to lawn with sunken seating area to the rear with pergola and railway sleepers. At the end of the garden there is a contemporary powder coated aluminium pagoda with slatted opening roof and roll downside panels. There is electrical lighting within the pagoda area and a 3G surface.

There are 3 outside double electrical sockets, one next to the EV point, one on the annexe studio and one on the rear patio with outside tap next to the utility room.

GARAGE

with remote control up and over door, power and light connected

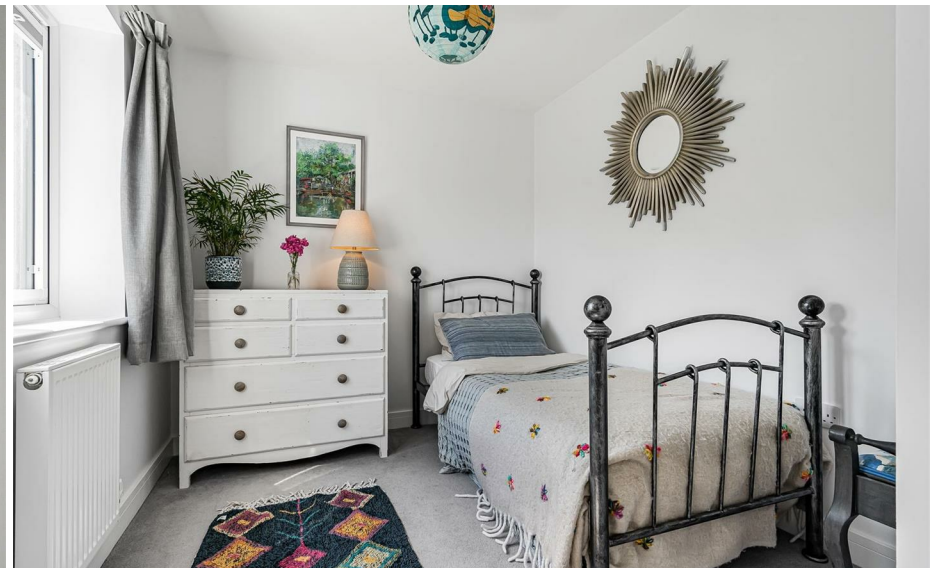
DETACHED STUDIO ANNEXE WITH SHOWER ROOM

with weatherboarded elevations with covered verandah to the front with decking, double glazed bi-fold doors. Eaves studio, ceiling with inset downlighters, working surfaces with inset single drainer sink, fitted and concealed refrigerator, storage cupboard, space for microwave oven. Network cabling to main house. The studio is served with hot and cold running water and has its own, separate hot water cylinder and emersion tank. Within the annexe is a shower room, comprising of a tiled shower cubicle with drencher shower head, hand held rose, glazed sliding door, wash hand basin with storage cupboard below, low level dual flush w.c., extractor fan, ceiling with inset downlighters.

STORAGE SHED

with weatherboarded elevations, window, covered bike store with bike hoops.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(69-80) C		
(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 £1,175,000
 Tenure – Freehold
 Council Tax Band – G
 Local Authority – Cambridge City Council





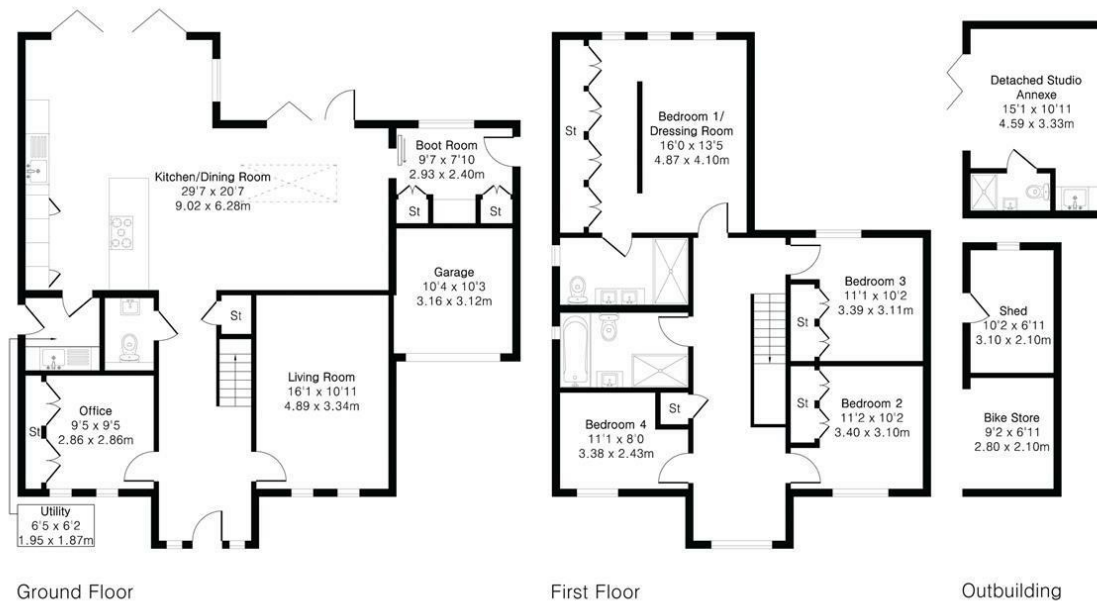
**Approximate Gross Internal Area 2039 sq ft - 190 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1126 sq ft – 105 sq m

First Floor Area 913 sq ft – 85 sq m

Garage Area 102 sq ft – 9 sq m

Outbuilding Area 301 sq ft – 28 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.



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