



Ross Street, Cambridge, CB1 3BP

CHEFFINS

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Guide Price £900,000

- Stunning 4 Bedroom, Bay Fronted, Victorian Residence Set Within A Prominent Position
- Substantial Kitchen/Dining Room With An Extensive Range Of Stylish Cabinetry
- Retaining A Wealth Of Original Features
- Extremely Well Proportioned & Highly Versatile Reception Rooms
- Most Impressive Principle Bedroom Suite With Juliette Balcony
- Offered With No Onward Chain

A most impressive bay fronted Victorian residence thoughtfully modernised and extended with versatile accommodation of about 1556sqft with a wealth of unique and very special features including large open plan kitchen/breakfast/sitting room, living/snug room and principal bedroom suite. This fine home occupies a most desirable central city location with front and enclosed rear garden.





LOCATION

Ross Street in Cambridge is a highly desirable residential area offering an exceptional blend of benefits, accessibility, and convenience. Located off the vibrant Mill Road, residents enjoy easy access to a diverse array of shops, cafes, and restaurants. Mill Road is known for its unique boutiques, international cuisine, and lively street markets, providing a rich variety of dining and shopping options at residents' doorsteps. Public transport links are excellent, with regular bus services providing quick and convenient access to the city centre, Cambridge railway station, and other key areas. This makes commuting straightforward for work, education, or leisure. For cyclists, Ross Street is ideally positioned with numerous dedicated bike lanes, making it easy to navigate Cambridge's compact and bike-friendly layout. Families benefit from proximity to reputable schools, including St. Philip's CofE Aided Primary School, Coleridge Community College, and notable private schools such as The Perse School and St. Mary's School. Nearby green spaces such as Romsey Recreation Ground and Coleridge Recreation Ground are ideal for outdoor activities. Local amenities, including grocery stores, pharmacies, gyms, and community centres, enhance everyday convenience. Ross Street combines the charm of a lively neighbourhood with the practicality of urban living, making it perfect for families and professionals seeking a well-rounded lifestyle in Cambridge. With its strategic location, excellent amenities, and vibrant community, Ross Street stands out as a prime residential choice in the city.

The property, purchased in 2016, has undergone extensive and sympathetic improvement and updating by the current owners, transforming it into a truly spectacular residence. Their meticulous attention to detail and the use of high-specification fittings have resulted in a stunning level of accommodation. Every aspect of the property has been thoughtfully designed, incorporating stylish colour schemes and modern finishes that enhance its elegance and appeal. The renovations have been carried out with a focus on quality and aesthetics, creating a harmonious and luxurious living environment. The end result is an exceptionally elegant home that offers both comfort and sophistication, ready for immediate occupancy. This property stands out as a remarkable example of contemporary living, where every detail has been carefully considered to create a space that is both beautiful and functional. The accommodation is as follows:

PANELLED ENTRANCE DOOR

with transom window above with detailing of the respective number of the property, leading into:

ENTRANCE HALLWAY

with engineered wood herringbone style flooring, wood panelling detailing throughout, detailed archway with corbels, wall mounted underfloor heating control, moulded corning, stairs rising to first floor accommodation with extensive understairs storage cupboards and panelled doors leading into respective rooms.

CLOAKROOM

comprising two piece suite with low level w.c. with concealed dual hand flush, hand wash basin with hot and cold mixer tap, tiled splashback and storage cupboard below, engineered wood herringbone flooring, inset LED downlighters, wall mounted underfloor heating control.

LIVING ROOM

formerly two rooms which has now been opened up to provide a highly versatile space, engineered wood herringbone flooring, extensive wood panelling, moulded corning, cast iron wood burning stove with flagstone and open brick surround and hearth, ornate detailed wooden mantle, fitted storage cupboards and shelving in the recess of the chimney breast, picture rail, ceiling rose, wall mounted underfloor heating controls and sash windows fitted with shutters out onto front aspect, leading through into:

SNUG

also accessed via the entrance hallway, feature cast iron fireplace with original tiled surround, stone hearth, ornate wooden mantle, fitted storage cupboards and shelving in the recess of the chimney breast, engineered wood herringbone flooring, opening through to:

OPEN PLAN KITCHEN/DINING ROOM

A most stylish and contemporary, bespoke fitted kitchen comprising; a wealth of both wall and base mounted storage cupboards and drawers fitted with the soft close feature, stone worksurface, inset sink with hot and cold mixer Quooker tap with instant boiling water feature and drainer to side, space for range cooker, induction hob, multi oven below, concealed extractor hood above, space for American style fridge/freezer, integrated and concealed Neff dishwasher, further storage units include pull out bin store, extensive pantry store/appliance cupboard, accessed by a set of double folding doors fitted with a wealth of power points and LED strip lighting.

A continuation of the stone worksurface to the kitchen island provides usability as a breakfast bar providing a wonderful, informal dining option. Utility cupboard with stone effect worksurface with inset porcelain sink with hot and cold mixer tap, tiled splashback, space and plumbing for washer/dryer, inset LED downlighter, underfloor heating manifold and opposite the cupboard is a panelled glazed door out onto side access. On the other side of the kitchen, double doors provide access to the boiler cupboard housing wall mounted, Worcester, gas fired boiler as well as pressurised hot water cylinder. The kitchen enjoys part vaulted ceilings with inset LED downlighters and skylights

Led directly off the kitchen, the accommodation opens on to the DINING AREA. With engineered wood herringbone flooring, wall mounted uplighters, double glazed Velux skylights located in the vaulted ceilings, full height double glazed bifold doors, with gable end window above, not only creating a large entry point for light but also, once fully open providing a seamless transition between inside and out.

FIRST FLOOR

LANDING

with exposed timber flooring, part vaulted ceilings, wood panelling detailing, stairs rising to the second floor accommodation with understairs storage cupboard, radiator, Velux skylight, inset LED downlighters, panelled doors leading to respective rooms.

BEDROOM 2

with picture rails, extensive range of wardrobes with sliding doors, double panelled radiator, sash windows to front aspect.

BEDROOM 3

with double panelled radiator, sash window to rear aspect.

BEDROOM 4

with high vaulted ceilings, exposed timber flooring, radiator, skylight, double glazed sash window to rear aspect.

FAMILY BATHROOM

comprising of a two piece suite with combined shower and bath with dual mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level wc with concealed dual hand flush, hand wash basin with hot and cold mixer tap, storage cupboards below, tiled surround, wall mounted mirror with light and feature shaving point, heated towel rails, tiled flooring, inset shelves, inset LED downlighters, Velux skylight.

SECOND FLOOR

LANDING

with inset LED downlighters, exposed timber flooring, double glazed window overlooking garden, door leading into:

PRINCIPAL BEDROOM SUITE

A most luxurious and contemporary suite with exposed timber flooring, wall mounted lighting, radiator, inset LED downlighters, full width set of bifolding doors with glass balustrades leading outside to a Juliette balcony providing extensive views over the garden and surrounding area. To one side of the bedroom is a walk in wardrobe with inset LED downlighters, recess fitted railings, set of double doors providing access to in-eave storage cupboards.

EN-SUITE BATHROOM

comprising a four piece suite; standalone bath with hot and cold mixer bath tap, shower cubicle with dual automatic shower head, inset tiled shelf, glazed sliding door, low level wc with concealed dual hand flush, hand wash basin with hot and cold mixer tap, tiled surround, wall mounted underfloor heating controls, storage cupboard, shaving point, wall mounted light, timber shelf, extractor fan, double glazed skylight to front aspect.

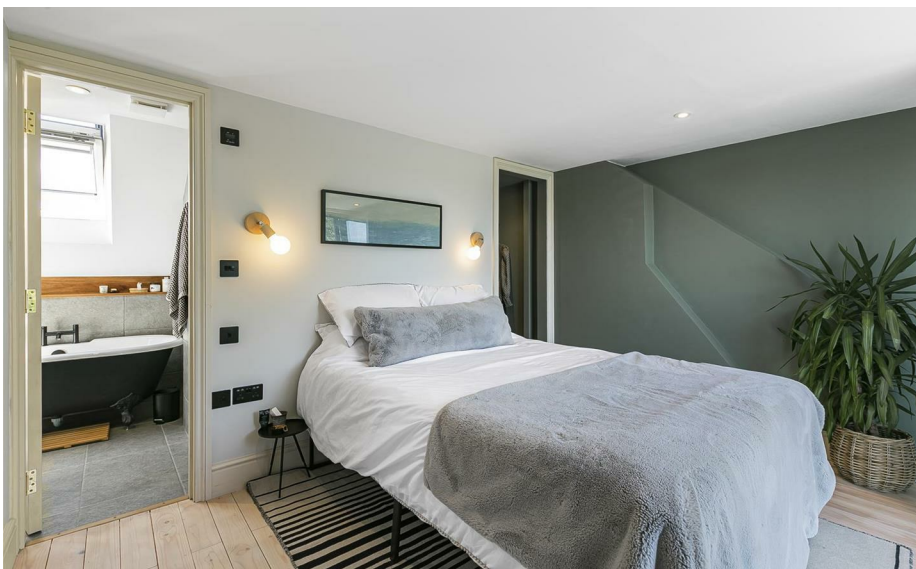
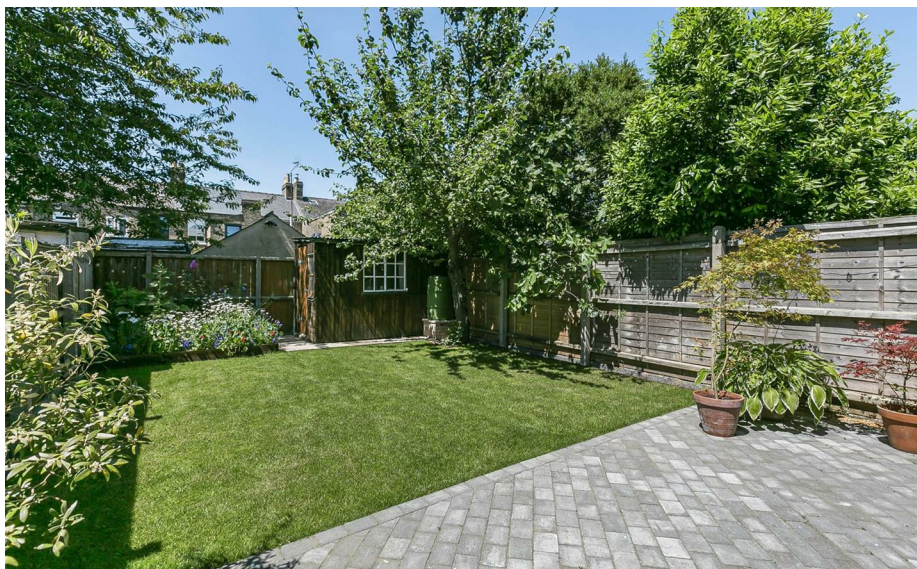
OUTSIDE

To the rear of the property is a expertly maintained garden, principally laid to lawn with a block paved patio area that is led directly off of the bifolding doors, surrounded by wall mounted lighting and multiple power points. Following on from the lawned area, in the rear part of the garden, there is a timber storage shed and some raised bedding stocked full of shrubs and flowering plants.

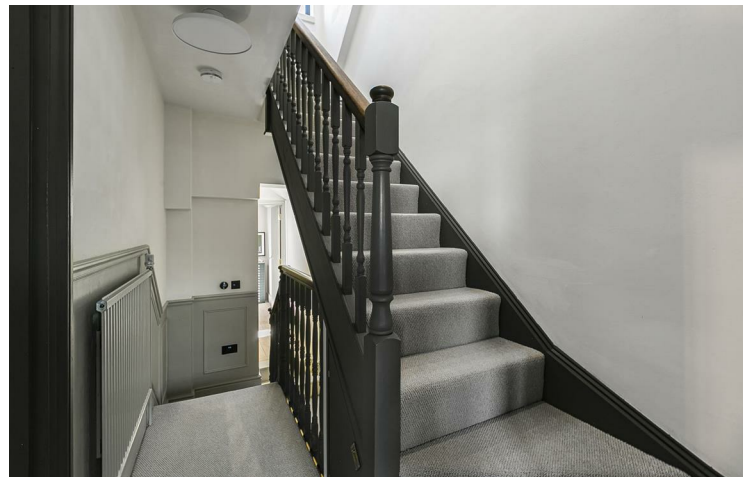
To the side of the property there is a walkway with private paved pathway bordered by a thin area, laid to gravel leading to the timber access gate.

The property is approached off of Ross Street via a pedestrian pathway leading to a set of original Victorian tiled flooring in front of the entrance door. The rest of the garden is principally laid to gravel and enclosed via a brick wall.

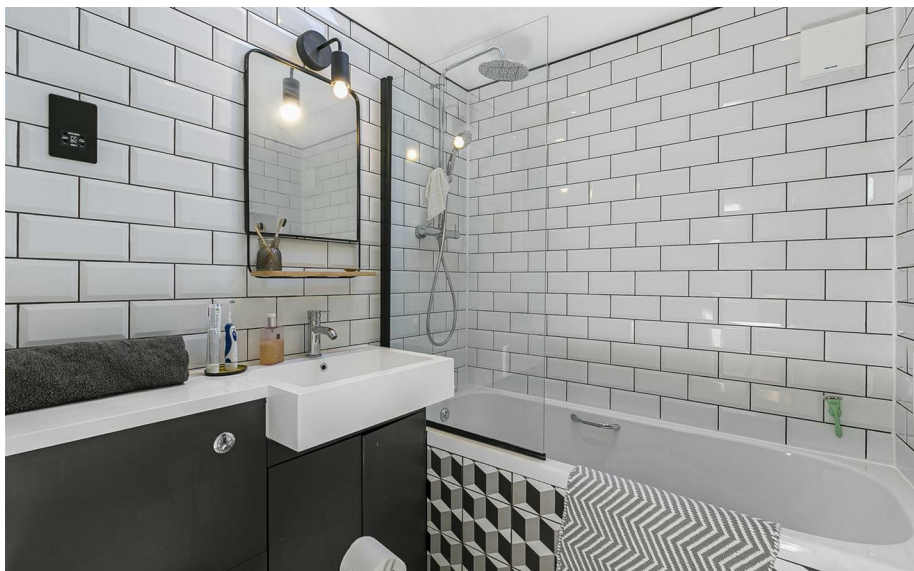




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £900,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Cambridge City Council

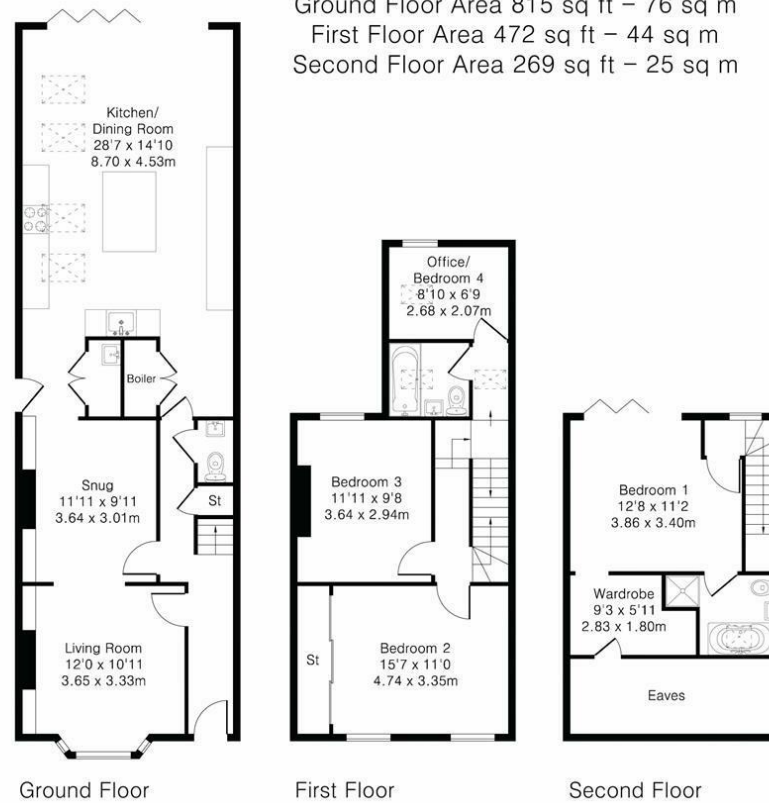


Approximate Gross Internal Area 1556 sq ft – 145 sq m

Ground Floor Area 815 sq ft – 76 sq m

First Floor Area 472 sq ft – 44 sq m

Second Floor Area 269 sq ft – 25 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.