



Derwent Close, Cambridge, CB1 8DZ

CHEFFINS

Derwent Close

Cambridge,
CB1 8DZ

An established mid-terraced residence, offering scope for further improvement, situated in this highly sought after and quiet residential development with an ease of access to a wealth of local amenities, ARM, Addenbrookes and Cambridge station alongside other major commuter links.

LOCATION

Derwent Close, located in a peaceful residential area of Cambridge, offers a desirable combination of convenience and tranquility. Positioned within easy reach of the city centre, the area benefits from excellent accessibility via nearby transport links, including Cambridge Station, which provides regular services to London and beyond. The close proximity to Addenbrooke's Hospital, the Biomedical Campus, and ARM makes it particularly appealing for professionals working in Cambridge's thriving healthcare and technology sectors. Residents of Derwent Close enjoy access to a wealth of local amenities, including supermarkets, independent shops, and a variety of eateries. The area is well-served by highly regarded schools, making it an ideal choice for families. Nearby leisure options include Cherry Hinton Hall Park, perfect for scenic walks, picnics, and outdoor activities, as well as the vibrant city centre, which offers a rich array of cultural attractions, historic landmarks, and diverse shopping opportunities. With its blend of local charm, excellent amenities, and convenient transport links, Derwent Close provides an ideal setting for modern living in Cambridge.



Guide Price £425,000





STORM PORCH

covering the panelled glazed entrance door leading into:

ENTRANCE HALL

with coved ceiling, wood effect flooring, radiator, LED downlighters, panelled door leading through into:

OPEN PLAN LIVING/DINING ROOM

Living room with coved ceiling, electric fireplace with stone surround and mantel, double glazed window to front aspect, radiator, stairs rising to first floor accommodation with understairs storage cupboard, opening through into DINING AREA with coved ceiling, radiator, glazed service hatch leading through to kitchen with double glazed window overlooking garden with glazed door leading out to garden, panelled door leading to:

KITCHEN

with collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, tiled splashback, integrated 4 ring Becco electric hob with stainless steel splashback, concealed extractor hood above, integrated oven below, space for fridge/freezer, washing machine tiled flooring, coved ceiling, LED downlighters, radiator, double glazed window overlooking garden, panelled glazed door leading out onto decking area.

ON THE FIRST FLOOR

LANDING

with coved ceiling, loft access, panelled doors leading into respective rooms.

BEDROOM 1

with coved ceiling, built-in wardrobes one housing the Weissman gas fired combi boiler providing hot water and heating for the property, radiator, double glazed windows to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted electric Powershower, separate hot and cold bath taps with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold taps, decorative tiled surround, heated towel rail, tiled flooring, coved ceiling, extractor fan.

BEDROOM 2

with coved ceiling, radiator, double glazed window overlooking garden.

BEDROOM 3

with radiator, double glazed window overlooking garden.

OUTSIDE

To the front the property is approached off Derwent Close via a concrete pathway leading to the front entrance door, the remainder of the garden is enclosed by some mature shrubbery, hedging and tree with the main proportion of the front garden being laid to gravel and well stocked bedding.

To the rear of the property is a private garden principally paved with a raised timber decking area led directly off the rear part of the property which is also covered and provides a wonderful space to both relax and entertain all year round. The remainder of the garden is bordered by some well stocked bedding which leads onto the very rear part of the garden where there are a handful of outbuildings including timber storage shed, rear access gate leading round to the front of the terrace.

AGENT'S NOTE

The vendor has made us aware that they believe that spray foam insulation has been installed in the loft space.

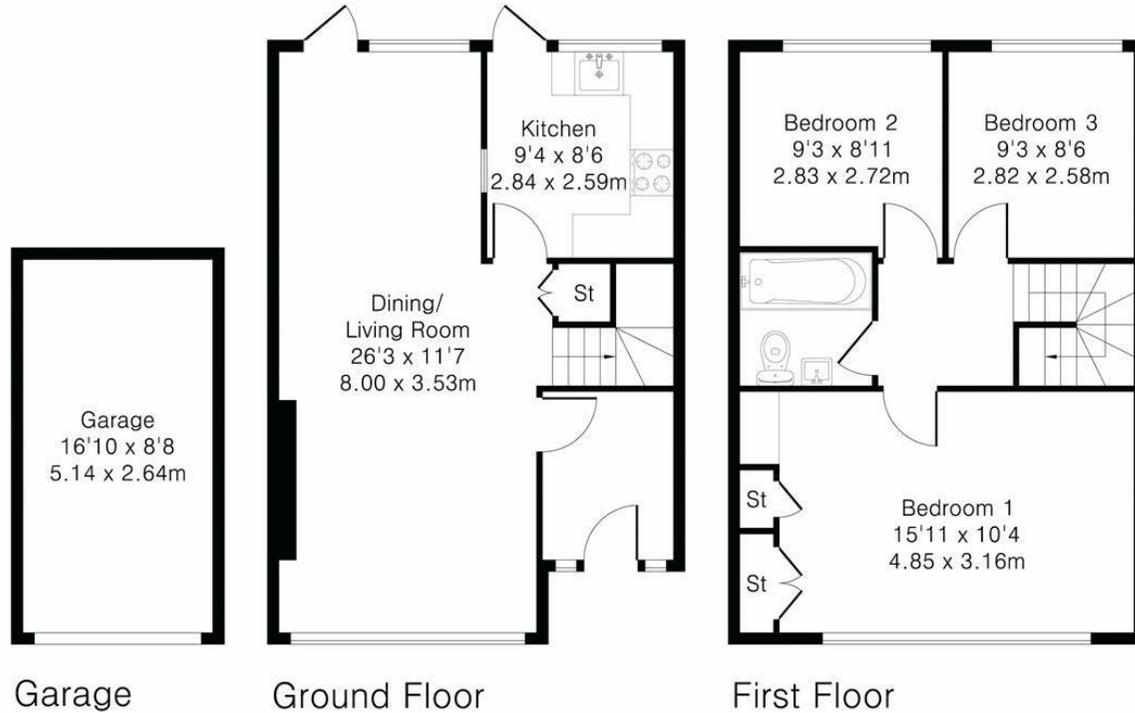


Approximate Gross Internal Area 923 sq ft - 86 sq m

Ground Floor Area 451 sq ft – 42 sq m

First Floor Area 472 sq ft – 44 sq m

Garage Area 146 sq ft – 14 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC

Guide Price £425,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge City Council



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.



Agents Note: Stamp Duty thresholds have and are changing imminently.

Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-residential>
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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.

