



Gilbert Road, Cambridge, CB4 3PD

CHEFFINS

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Cambridge,
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An exciting and unique opportunity to acquire a most impressive and substantial bay fronted semi-detached residence. The property was originally constructed in 1933 and has been sympathetically improved and enlarged in more recent times, providing exceptionally well proportioned and versatile living accommodation, retaining original character features together with a delightful and generous mature rear garden, studio office, double width parking area and gated access to further secure parking.

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Guide Price £975,000





LOCATION

The property occupies an outstanding location within a highly regarded and much sought after residential area just to the north of the city and within catchment area of well regarded schools and colleges. It is also well placed with convenient access to an excellent range of local amenities, the city centre, main line stations and major routes.

ENTRANCE LOBBY

Entrance door leading into the entrance lobby with fitted shelving, matwell and a further door with original leaded and glazed inserts, leading into:

RECEPTION HALL

Spacious reception hall with matwell, built-in storage/cloaks cupboard beneath the stairs, picture rail and double radiator. Doors leading off to the cloakroom, living room and open-plan kitchen/dining room.

CLOAKROOM

Fitted with a low-level WC and wash hand basin with mixer tap, tiled splashbacks and built-in storage cupboard. Sealed unit double glazed window to side aspect with frosted glass.

LIVING ROOM

A well-proportioned reception room featuring a delightful bay window to the front aspect with sealed unit double glazed windows. Feature central tiled fireplace with wooden surround, mantel and tiled hearth. Recesses to either side incorporate extensive fitted bookshelves and storage cupboards. Picture rail and radiator.

OPEN-PLAN KITCHEN/DINING ROOM

A wonderful and spacious open-plan area, ideal for both everyday family life and entertaining. The kitchen is fitted with a stainless steel 1½ bowl sink unit with mixer top and extensive range of fitted base units incorporating work surfaces, cupboards and drawers. Integrated Neff dishwasher, Neff oven and microwave oven, warming drawer together with a five-ring gas hob set into the worktop with stainless steel extractor hood above and glass splashbacks. Integrated refrigerator and freezer, pull-out larder unit, range of wall storage cupboards and integrated wine fridge. Fitted breakfast bar, ceramic tiled flooring and built-in shelved storage cupboard.

The adjoining dining area features recessed areas to either side of the original fireplace, with extensive fitted book storage and display shelving. Sealed unit double glazed windows overlook the rear gardens, together with a full-height sealed unit double glazed door providing access onto the paved terrace and rear garden.

FIRST FLOOR LANDING

Landing with staircase rising to the second floor, sealed unit double glazed window to side aspect and doors leading to Bedrooms Two, Three and Four, family bathroom and separate WC.

BEDROOM TWO

Double bedroom with radiator, sealed unit double glazed windows to the front aspect and an extensive range of fitted wardrobes with cupboards above and central shelved cupboard. Picture rail.

BEDROOM THREE

Double bedroom with radiator, corner vanity unit incorporating wash hand basin and cupboards beneath. Picture rail, recessed fitted wardrobes with cupboards above, fitted shelving and further storage. Sealed unit double glazed windows to the rear aspect enjoying wonderful views over the gardens.

BEDROOM FOUR

Further double bedroom with double radiator, natural wood-style flooring and picture rail. Sealed unit double glazed windows to the rear aspect enjoying attractive views over the gardens.

BATHROOM

Fitted with a bath having shower attachment, wash hand basin and glazed shower screen. Ceramic tiled walls, sealed unit double glazed window to the front aspect with frosted glass and wall-mounted vertical radiator/towel rail.

SEPARATE WC

Fitted with a low-level WC, radiator and picture rail. Sealed unit double glazed frosted window to side aspect.

SECOND FLOOR

Staircase rising from the main landing to the second floor, with small landing area and sealed unit double glazed window to side aspect. Door leading to:

BEDROOM ONE

A particularly impressive and spacious top-floor bedroom with fitted double wardrobes, further built-in storage cupboards and airing cupboard housing the hot water cylinder. Eaves storage cupboards, exposed brick chimney breast and natural wood flooring. Sealed unit double glazed window and Velux window to the front aspect, together with a recessed dormer area incorporating two Velux windows to the rear aspect, providing spectacular views over the gardens. Further built-in storage cupboards.

Door leading to:

EN-SUITE SHOWER ROOM

Fitted with vanity-style unit incorporating wash hand basin and tiled splashbacks, shower cubicle with tiled walls, large fixed-head shower and sliding glazed doors, together with low-level WC. Natural wood flooring, electric shaver socket and sealed unit double glazed window to side aspect.

OUTSIDE

FRONT GARDEN & DRIVEWAY

The property is approached via a front garden laid

principally to lawn with mature shrubs and borders to either side. A pebblestone double-width driveway, with gates to the side, provides access to a further driveway/secure parking area and, in turn, the rear gardens.

REAR GARDEN

The delightful and generous rear garden is a particularly special feature of the property. Principally laid to lawn, the garden is well established and surrounded by a wonderful variety of mature shrubs, bushes and trees.

Immediately adjacent to the property is a large paved terrace with adjoining timber decking, providing an excellent area for outdoor dining and entertaining. Beyond this is the detached former garage, which has been thoughtfully converted to provide a:

UTILITY ROOM

Loft space above providing further storage. Fitted with a single drainer sink unit with cupboards beneath, wall-mounted storage cupboards, radiator and sealed unit double glazed windows to the side and front aspects. Door leading to the courtyard area and driveway.

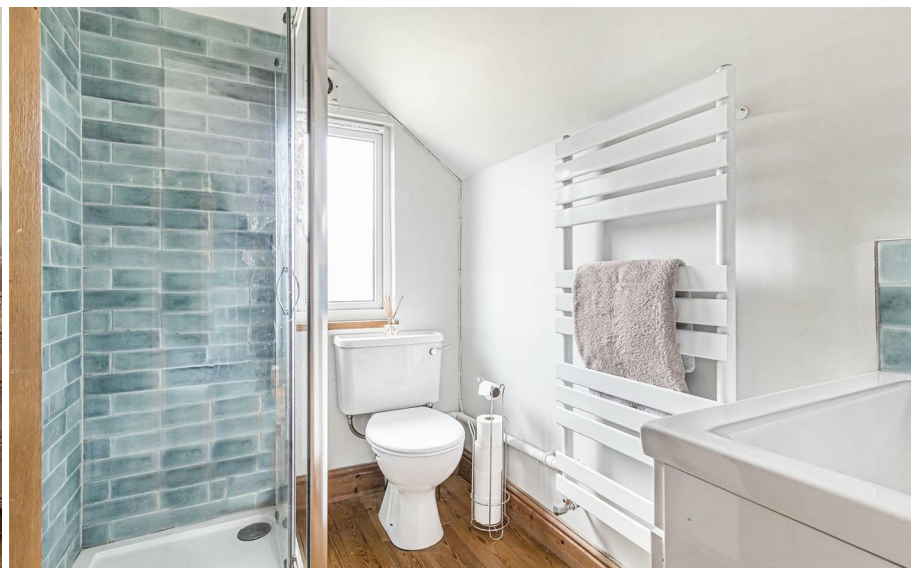
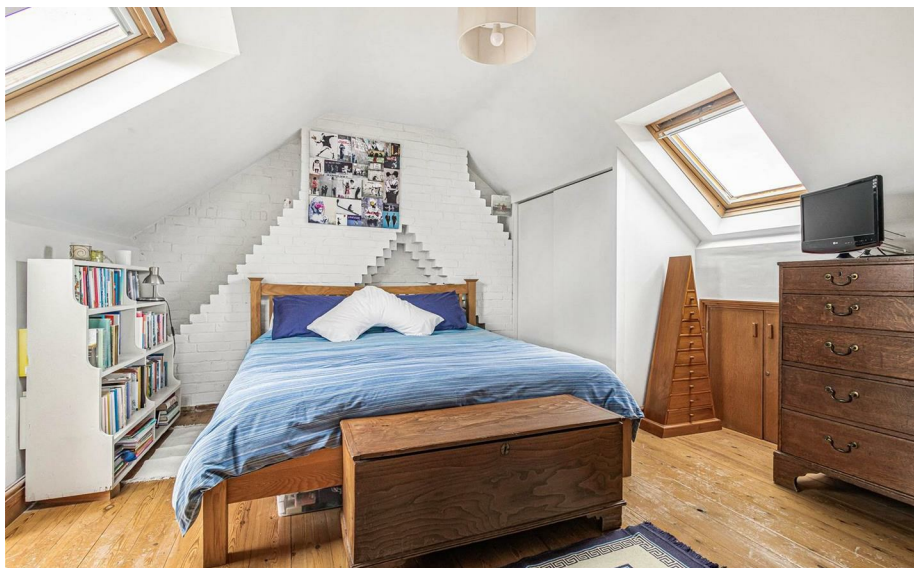
STUDIO/OFFICE

Access from utility room, a versatile and impressive studio/office with vaulted ceiling, two sealed unit double glazed Velux windows, natural wood flooring and a pair of full-height double glazed doors overlooking and opening onto the timber decking. Radiator.

Returning to the rear garden, there is a further paved area adjacent to the studio with a recessed lean-to area, beyond which is a greenhouse. The garden continues to a further extensive lawned area, with a great variety of mature shrubs and trees providing privacy and interest.

There is also a timber-built former summerhouse, together with two garden sheds. The far end of the garden incorporates a variety of established fruit trees, including three apple trees, a damson, a plum and a pear tree.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £975,000

Tenure – Freehold

Council Tax Band – E

Local Authority – Cambridge City Council





**Approximate Gross Internal Area 1489 sq ft - 139 sq m
(Excluding Outbuilding)**

Ground Floor Area 600 sq ft – 56 sq m

First Floor Area 600 sq ft – 56 sq m

Second Floor Area 289 sq ft – 27 sq m

Outbuilding Area 153 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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