



Mowbray Road, Cambridge, CB1 7SR

CHEFFINS

Mowbray Road

Cambridge,
CB1 7SR

5 3 4

Guide Price £850,000

- End Of Terrace Family Home
- Four/Five Bedrooms
- Three Reception Rooms
- Expansive Open Plan Kitchen/Dining Room With Bi-Folding Doors
- Established And Mature Gardens
- Off Road Parking
- Set Back Off Mowbray Road

A most impressive and extended four/five bedroom end of terrace family home, boasting generous and established gardens, driveway parking, and well-planned accommodation, including Open plan area designed by architect David Osborne with structural design by Gawn Associates, in all, extending to approximately 1,960 sq ft over two floors. The property enjoys a sought-after, set-back position offering excellent access to Addenbrooke's Hospital, ARM Headquarters, and major commuter routes.





LOCATION

Mowbray Road is a well-regarded residential street in the desirable Queen Edith's area of Cambridge, offering a convenient setting just 1.5 miles south of the historic city centre. The location provides easy access to Addenbrooke's Hospital, the Cambridge Biomedical Campus and the soon-to-be-completed Cambridge South train station, all within walking distance, making it ideal for healthcare professionals and commuters. The area is also well-connected by regular bus services and main road links such as the A1307 and M11, offering straightforward commuting routes. Residents benefit from a wide range of local amenities including a Co-op supermarket, independent cafes, restaurants, and convenience stores along nearby Cherry Hinton Road. Just a short walk away is the leisure complex at Cambridge Leisure Park, which includes a multi-screen cinema, bowling alley, gym, and several popular eateries. The area is also well served by schools, including Queen Edith Primary School and Morley Memorial Primary School, with The Perse School and Hills Road Sixth Form College both nearby. Mowbray Road is also close to several parks and green spaces such as Nightingale Recreation Ground and Wandlebury Country Park, ideal for walking, cycling, and outdoor family activities.

STORM PORCH

covering panelled glazed entrance door leading into:

ENTRANCE PORCH

with wood effect flooring, coved ceiling, panelled doors leading into:

ENTRANCE HALL

with stairs rising to first floor accommodation, understairs storage cupboard, wood effect flooring, double panelled radiator, panelled glazed doors leading into respective rooms.

SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted electric Powershower accessed via glazed door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tile effect flooring, wall mounted mirror cupboard, heated towel rail, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

LOUNGE

with coved ceiling, gas fireplace, stone surround and hearth, radiator, fitted shelving in recess of chimney breast, set of panelled glazed double doors leading through into:

FAMILY ROOM

with coved ceiling, radiator, double glazed bay window to front aspect.

UTILITY ROOM

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect rolltop work surface with inset stainless steel sink with hot and cold tap and drainer to side, space and plumbing for washer and dryer, tiled splashback, space and plumbing for additional fridge/freezer, radiator, wood effect flooring, LED downlighters, extractor fan, panelled glazed door leading through into:

SITTING ROOM

with coved ceiling, part wood effect flooring, inset LED downlighters, lantern, radiator, double glazed window overlooking garden, set of double glazed French doors leading out onto garden, internal panelled glazed doors leads through to:

OPEN PLAN KITCHEN/DINING ROOM

Dining area with coved ceiling, wood effect flooring, underfloor heating, set of double glazed bi-folding doors leading out onto garden, lantern, electronically controlled Velux skylight, double glazed window fitted with privacy glass out onto side aspect, opening through to Kitchen which comprises a contemporary collection of both wall and base mounted storage cupboards and drawers fitted with a soft close feature, stone effect work surface with inset one and a quarter bowl porcelain style sink with hot and cold mixer tap, drainer to side, tiled splashback, space for Range cooker with glazed splashback, extractor hood above, space and plumbing for American style fridge/freezer, kitchen island with wine rack and storage cupboard with soft closing feature, inset LED downlighters, coved ceiling, underfloor heating controls, double glazed window to front aspect.

ON THE FIRST FLOOR

LANDING

with coved ceiling, loft access, storage cupboard with fitted shelving, double glazed window to front aspect, panelled doors leading to respective rooms.

BEDROOM 1

with built-in wardrobes accessed via sliding mirror doors, picture rail, radiator, double glazed window to front aspect.

BEDROOM 2

with full width and full height set of built-in wardrobes fitted with railings and shelving, picture rail, double glazed window overlooking garden.

FAMILY BATHROOM 1

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, wall mounted mirror cupboard, heated towel rail, extractor fan, light tunnel.

SECONDARY LANDING

with built-in storage cupboard, picture rail, radiator, double glazed window overlooking garden, secondary loft access, panelled doors leading into respective rooms.

BEDROOM 3

with radiator, double glazed window to front aspect.

BEDROOM 4

with radiator, double glazed window overlooking garden.

FAMILY BATHROOM 2

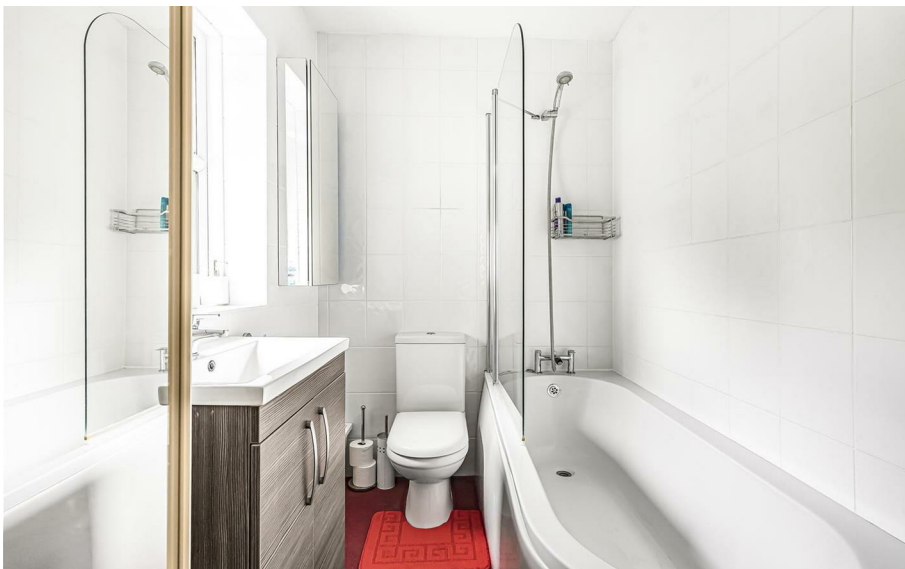
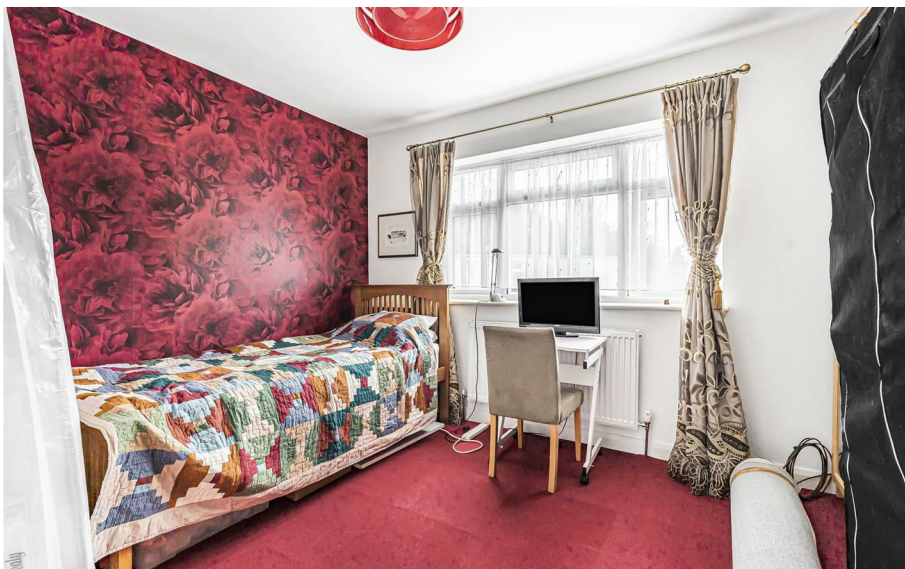
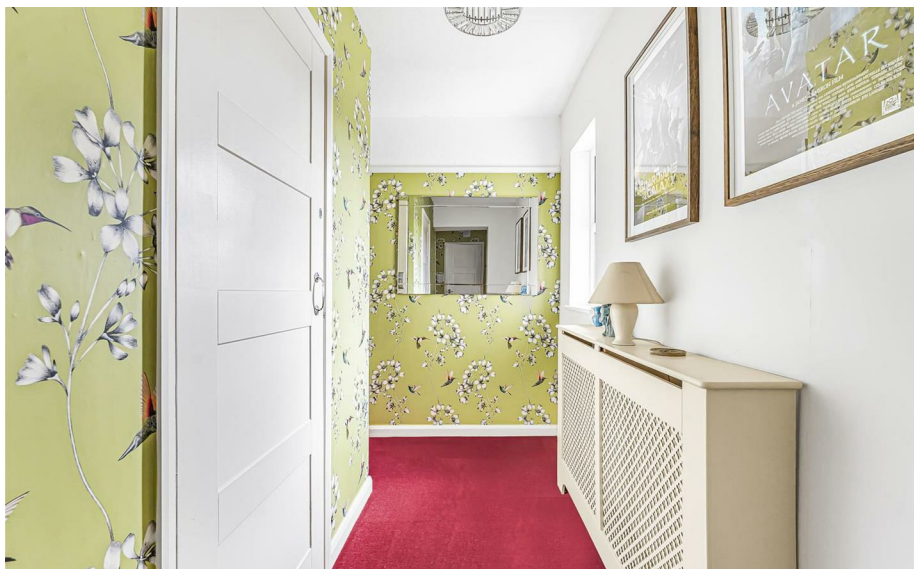
comprising of a three piece suite, bath with wall mounted shower head, hot and cold bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror cabinet, full height radiator, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

OUTSIDE

To the front the property is approached off Mowbray Road to a small turn off which provides access to four houses, this being the end of the terrace, dropped kerb leading onto a block paved driveway which is bordered by gravelled bedding and an area laid to lawn. The patio extends round to the side gate.

To the rear of the property is an extensive garden principally laid to lawn with a large paved patio area led directly off the reception rooms of the house providing a wonderful space to both relax and entertain and bordered by well stocked bedding provides immediate access two large timber storage sheds, covered pergola leads onto the main lawned area which is once again bordered by well stocked bedding full of mature shrubs, plants and trees. To the very rear of the garden is a large greenhouse and some raised bedding, centrally positioned is a well stocked bed. To the side the patio extends round to an additional storage shed, outside tap, side access gate.





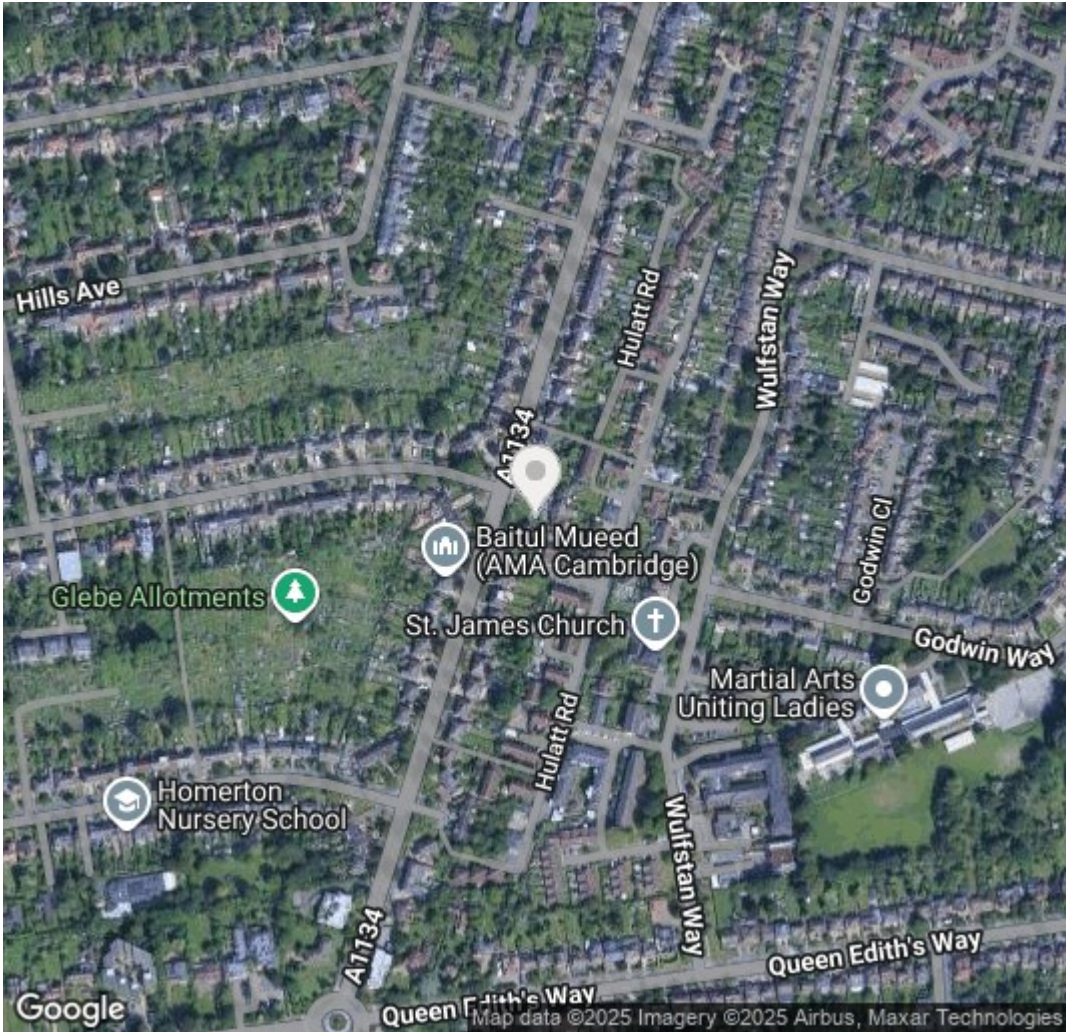
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £850,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Cambridge

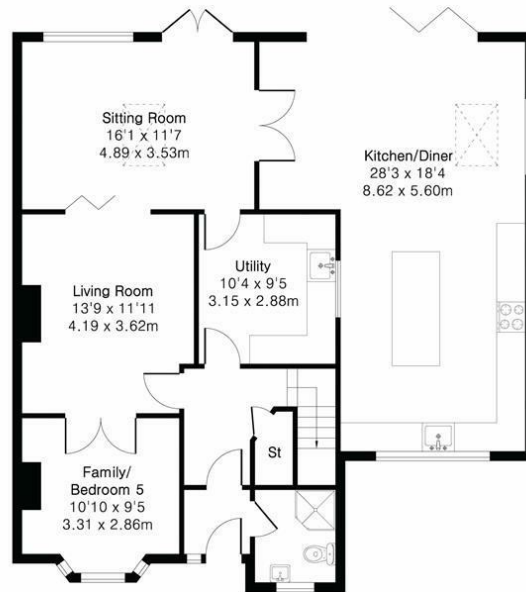




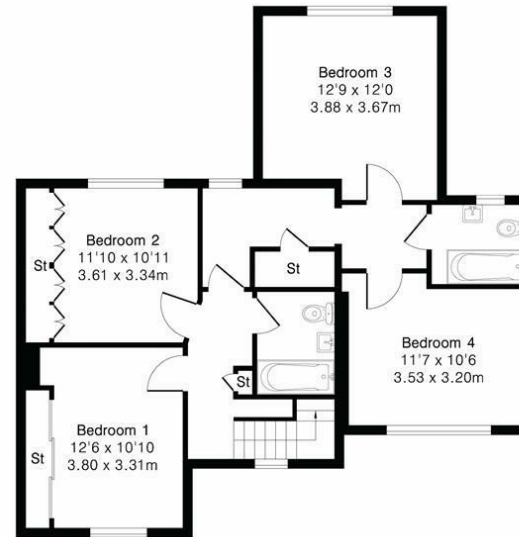
Approximate Gross Internal Area 1960 sq ft - 182 sq m

Ground Floor Area 1154 sq ft – 107 sq m

First Floor Area 806 sq ft – 75 sq m



Ground Floor



First Floor



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 practice. 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-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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.

