

Kinnaird Way, Cambridge, CB1 8SN

CHEFFINS

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Cambridge,
CB1 8SN

5 2 4

Guide Price £1,300,000



Most impressive and substantial detached residence with versatile and well proportioned accommodation, extending to about 2,200 square feet, incorporating three reception rooms, kitchen/breakfast room, study/ground floor bedroom five, as well as four first floor bedrooms, bathroom, and en suite, together with a generous plot, including an enclosed south facing rear garden and carriage driveway, occupying a desirable and convenient South City location.









LOCATION

Kinnaird Way enjoys a highly convenient position within the popular south-east side of Cambridge, offering excellent access to the city centre, Addenbrooke's Hospital, the Cambridge Biomedical Campus and Cambridge Railway Station. The area is well served by local shops, supermarkets, schools and leisure facilities, while regular bus services and nearby road links, including the A14 and M11, provide easy connectivity for commuters. Combining everyday convenience with access to green spaces and the city's extensive amenities, this location is ideal for professionals, families and investors alike.

PANELLED AND GLAZED ENTRANCE DOORS
leading into:

ENTRANCE PORCH
with windows to front and side, tiled floor, panelled and frosted glazed inner door through to:

RECEPTION HALLWAY
with staircase rising to the first floor with natural timber handrail, newel post and spindles, understairs storage cupboard with shelving, coved ceiling, wall lights, glazed round window with leaded and coloured glass pane.

CLOAKROOM
with low level dual flush w.c., wash hand basin with mixer tap, part tiled walls, radiator, coved ceiling, inset downlighter, extractor fan.

SITTING ROOM
with feature open fireplace with wooden mantel and surround and granite hearth, coved ceiling, wall lights, covered radiator, double glazed bay window to the front.

DINING ROOM
coved ceiling, moulded ceiling rose, covered radiator, leading through to:

FAMILY ROOM
double glazed Velux rooflight, double glazed window to the side and door leading through to:

GARDEN ROOM
with double glazed to the side and rear with twin double glazed doors leading out to the garden, wall lights, double panelled radiator.

LIVING ROOM
fireplace with gas fired Real Flame effect fire, stone mantel and surround, marble hearth, double glazed Velux rooflight, double panelled radiator, double glazed bi-fold doors to the rear leading out to the garden.

KITCHEN/BREAKFAST ROOM
Kitchen is fitted with a generous range of storage cupboards and drawers to base and eye level with granite working surfaces with tiling to splashbacks, undermount one and a half bowl sink unit with mixer tap, two oven gas fired Aga fitted into chimney breast recess, Bosch 4 ring hob, open through to:

SCULLERY/UTILITY
with Bosch oven, space for American style fridge/freezer, storage cupboards and drawers, rolltop working surfaces with inset single drainer sink unit with mixer tap, Ideal wall mounted gas fired boiler providing domestic hot water and central heating system, plumbing and space for automatic washing machine and space for tumble dryer, double glazed and frosted window to the rear.

BREAKFAST ROOM
with double glazed roof, double glazed to two sides with twin double glazed doors leading out to the garden.

STUDY/GROUND FLOOR BEDROOM 5
with coved ceiling, double panelled radiator, double glazed windows to the front and side.

ON THE FIRST FLOOR

LANDING
with timber handrail, newel post and spindles, coved ceiling, access to loft space, covered radiator, double glazed window to the front.

BEDROOM 1
with coved ceiling, double panelled radiator, fitted wardrobe cupboard.

ENSUITE SHOWER ROOM
walk-in tiled shower, drencher shower head, glazed folding door, double glazed Velux rooflight above, range of fitted cabinets, low level dual flush w.c., and bidet, wash hand basin with mixer tap, tiled splashback and mirror, part tiled walls, tiled floor, double panelled radiator, double glazed window to the rear.

BEDROOM 2
with coved ceiling, range of fitted bedroom furniture, double panelled radiator, double glazed window to the rear.

BEDROOM 3
coved ceiling, double panelled radiator, double glazed window to the rear.

BEDROOM 4
with radiator, double glazed window to the front (currently used as Dressing Room with fitted bedroom furniture).

FAMILY BATHROOM
fitted with five piece suite comprising panelled whirlpool bath with mixer/shower tap, tiled shower cubicle with glazed sliding doors, dual flush w.c., bidet and pedestal wash hand basin, ceramic tiling to walls, heated towel rail/radiator, ceiling with downlighters, and a pair of double glazed and frosted windows to the front.

OUTSIDE
Front garden with a block paved carriage driveway, well stocked and shaped flowering and shrub beds, gated access to the side.

A particular feature is the enclosed rear garden with a large paved patio area, the remainder is principally laid to lawn with well stocked flowering and shrub beds, mature trees and a seating area to the rear.

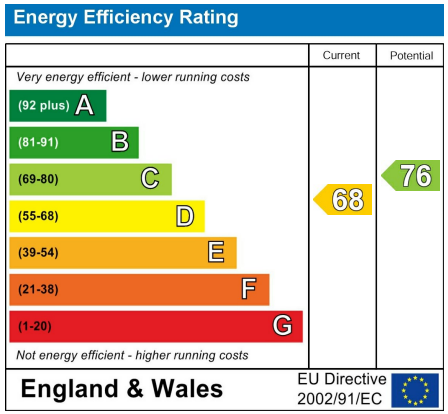







NEW YORK

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Guide Price £1,300,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Cambridge City Council







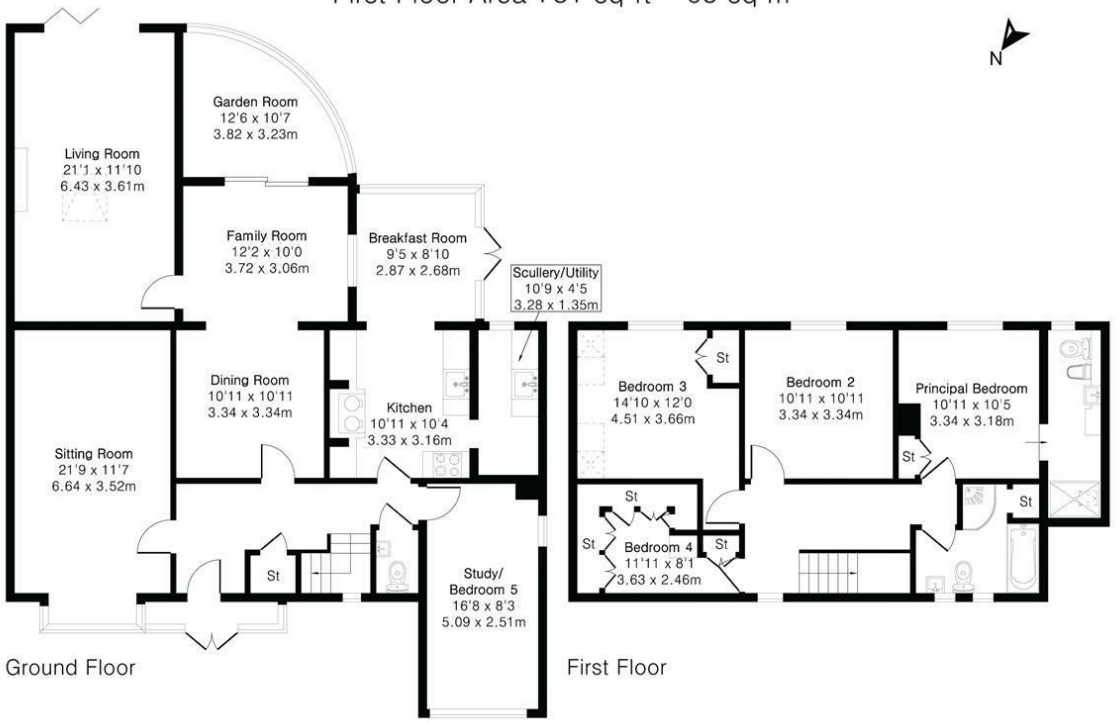


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Approximate Gross Internal Area 2208 sq ft - 205 sq m

Ground Floor Area 1477 sq ft – 137 sq m

First Floor Area 731 sq ft – 68 sq m



PINKPLAN

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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