Vinery Way, Cambridge, CB1 3DR

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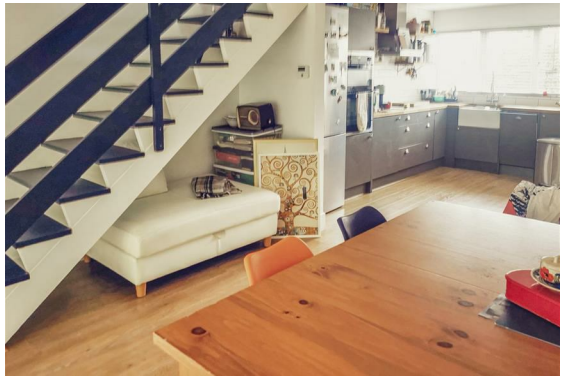
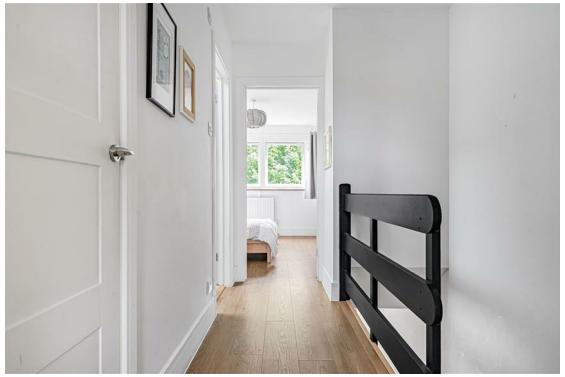
Guide Price £425,000

A well-presented modern townhouse providing spacious and versatile accommodation arranged over two floors, with an attractive open-plan kitchen, dining and sitting room forming the principal living space. The property benefits from a well-equipped kitchen, two bedrooms, a family bathroom, useful storage, and a lengthy landscaped rear garden with a covered pergola and mature planting.

LOCATION

Vinery Way is situated in the popular Romsey area of Cambridge, offering excellent convenience for both everyday amenities and commuting. The vibrant Mill Road, with its wide selection of independent shops, cafés, restaurants and local services, is close at hand, while Cambridge city centre is readily accessible by bicycle, bus or on foot. Cambridge railway station is approximately 1.4 km away, providing fast connections to London and beyond, while the nearby bus services offer convenient links across the city. There are also well-regarded local schools nearby, including St Philip's CofE Primary School, making the location particularly appealing to families. For motorists, the A14 and M11 are within easy reach, providing excellent regional and national connectivity.





ENTRANCE LOBBY
Panel-glazed entrance door leading into the entrance lobby, with decorative tiled flooring, inset LED downlighters, useful storage cupboard and panelled door leading through into the principal living accommodation.

OPEN-PLAN KITCHEN, DINING AND SITTING ROOM

KITCHEN
Fitted with a comprehensive range of wall- and base-mounted storage cupboards and drawers, incorporating soft-closing mechanisms, together with timber work surfaces and inset butler-style porcelain sink with hot and cold mixer tap. Integrated four-ring Stoves electric hob with tiled splashback and extractor hood above, adjacent integrated double oven, space for fridge freezer, integrated concealed slimline dishwasher and integrated concealed washer/dryer. Wood-effect flooring, radiator, inset LED downlighters and double-glazed window overlooking the front aspect. An open arrangement leads directly into the dining area.

DINING AREA
Continuation of the wood-effect flooring, with stairs rising to the first-floor accommodation and useful open understairs storage area. Full-height radiator and open-plan access through to the sitting room.

SITTING ROOM
With continuation of the wood-effect flooring, full-height radiator and an impressive full-width set of double-glazed windows and sliding doors overlooking and providing direct access onto the rear garden.

FIRST-FLOOR LANDING
Wood-effect flooring, inset LED downlighters, panelled door providing access to an airing cupboard with fitted timber shelving, together with panelled doors leading to the bedrooms and bathroom.

BEDROOM ONE
Well-proportioned double bedroom with wood-effect flooring, built-in wardrobes accessed via panelled doors and fitted with hanging rails and shelving, radiator and a full-width set of double-glazed windows overlooking the rear garden.

BEDROOM TWO
Double bedroom with wood-effect flooring, radiator and full-width set of double-glazed windows overlooking the front aspect.

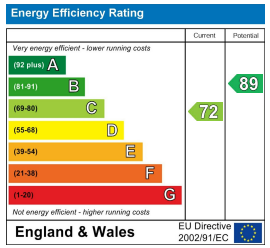
FAMILY BATHROOM
Comprising a three-piece suite including panelled bath with wall-mounted dual showerhead and hot and cold mixer tap, glazed shower partition, low-level WC with concealed dual flush, and wash hand basin with hot and cold mixer tap and useful storage cupboards beneath. Part-tiled walls, tiled flooring, heated towel rail, inset LED downlighters, extractor fan and Velux skylight.

OUTSIDE
To the rear of the property is a particularly lengthy and well-established garden, with a block-paved patio area directly adjoining the rear of the house and providing an excellent space for outdoor dining and entertaining. The patio extends beneath a covered pergola, which is complemented by mature vines and provides a particularly attractive sheltered seating area. The paved area continues around to a pathway which hugs the right-hand side of the property and leads through to a rear access gate.

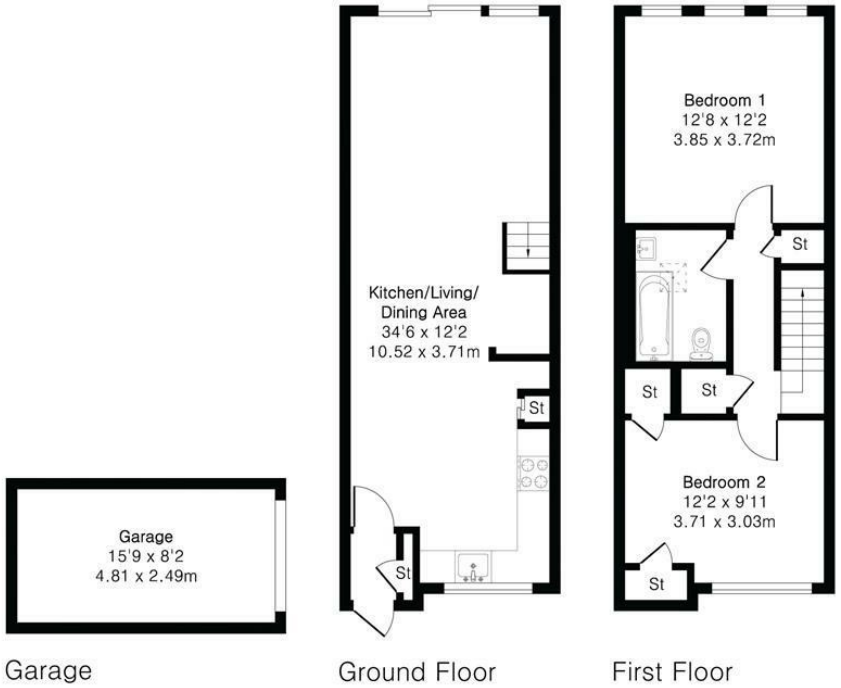
The remainder of the garden is predominantly laid to lawn and is well enclosed by established planting, with a mature cherry blossom tree and a number of other mature shrubs providing a good degree of privacy and interest. The side pathway leads back towards the front of the terrace and Coldhams Lane. The property's en bloc garage, which is accessed via Vinery Road, in which the property benefits from ownership of one garage.

To the front, the property is approached from Vinery Way via a pedestrian pathway leading onto a concrete pathway, enclosed by mature hedging. There is a small area of lawn with established planted borders surrounding the pathway, which leads to the front entrance door. The property also benefits from a covered bike store.

AGENTS NOTE
The property was renovated (kitchen, bathroom, insulation, flooring, wiring) including a new roof in 2019, garden landscaped in 2024 and windows replaced in 2025.



Approximate Gross Internal Area 850 sq ft - 80 sq m
(Excluding Garage)
Ground Floor Area 425 sq ft – 40 sq m
First Floor Area 425 sq ft – 40 sq m
Garage Area 129 sq ft – 12 sq m



Guide Price £425,000
Tenure - Freehold
Council Tax Band - C
Local Authority - Cambridge City Council

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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