



Nightingale Avenue, Cambridge, CB1 8SG

CHEFFINS

Nightingale Avenue

Cambridge,
CB1 8SG

A rather special opportunity to purchase this substantial detached residence extending to over 3,000 sqft. Originally dating from the 1960s, the property was significantly extended in 2014 and now incorporates many stunning features including a wonderful open-plan, kitchen/living room/dining room with vaulted ceilings, an abundance of skylights, bi-fold doors that open onto delightful, mature gardens, and off-street parking. On the favoured south side of the city, convenient for the Addenbrookes Campus, the property occupies a desirable and appealing location opposite Nightingale Park with grounds in all of about 0.25 of an acre.

5 3 3

Guide Price £1,575,000





LOCATION

Nightingale Avenue is a highly desirable residential road in Cambridge's popular Queen Edith's area, renowned for its attractive detached family homes and mature, tree-lined setting. The property enjoys direct views over the expansive Nightingale Recreation Ground (also known as Nightingale Park), offering tennis courts, open green spaces, and a community pavilion for leisure and events. The location provides excellent accessibility, with Addenbrooke's Hospital and the Cambridge Biomedical Campus just a short distance away, alongside easy reach of major employers, schools, and the city centre. Convenient transport links include nearby bus routes for quick connections to central Cambridge, the railway station, and the M11.

TIMBER ENTRANCE DOOR

With double glazed frosted panes leading into:

ENTRANCE PORCH

With a natural stone floor, underfloor heating and a wide timber and a glazed internal door leading through to:

RECEPTION HALL

A large hallway with a natural stone floor, underfloor heating, a feature double-sided cast iron gas fireplace, and inset ceiling downlighters. A staircase leads off to the first floor with natural timber handrails and painted spindles and a storage cupboard underneath. Twin glazed doors lead through to:

LIVING ROOM

With a range of inset ceiling downlighters, ceiling speakers, timber flooring with underfloor heating, and double glazed windows to the front and side.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

A versatile and spacious area with vaulted ceilings, an abundance of skylights, and double-glazed bi-fold doors that flood the property with ample natural light. The bi-fold doors, that extend across a significant portion of the rear of the property, open onto a patio terrace and offer delightful views of the rear garden. The dual aspect gas fireplace serves as a focal point, surrounded by a chimney breast that includes recesses with cupboards and glass shelving. Attractive timber flooring with underfloor heating and ceiling inset downlights throughout.

The kitchen area incorporates high specification units, a generous range of storage cupboards and drawers with granite working surfaces and matching upstands, and an undermount sink unit with grooved drainer, mixer tap and waste disposal. A large central island unit, with a granite working surface, holds an additional undermount sink with a Kettle boiling water tap, drawer storage and an oak breakfast bar, a glazed fronted cabinet and bottle racks. Fitted appliances include a Bosch electric fan oven and combination microwave oven, a John Lewis induction hob with granite splashbacks and extractor hood, a fitted and concealed Bosch dishwasher, and space and plumbing for an American style fridge/freezer. A vaulted ceiling, double glazed Velux skylights, a double glazed window to the rear and natural stone flooring with underfloor heating.

MUSIC ROOM

Leading off from the open plan dining area comprises an additional room currently being used as a music room/office. Wall lights, vaulted ceiling with double glazed Velux rooflights and double glazed bi-fold doors leading to the rear.

UTILITY ROOM

A folding door to the back of the kitchen opens into a well-appointed utility room with access to the paved side passage via a double glazed door. Rolltop working surfaces with a Franke sink unit with mixer tap and tiling to splashbacks, range of fitted storage cupboards and drawers, plumbing and spaces for an automatic washing machine and tumble dryer, space for an additional fridge/freezer and a dog shower with floor drain. A vaulted ceiling, double glazed Velux skylights and windows to the side, an extractor fan and a heated electric towel rail.

STUDY

A Neville Johnson designed and fitted office with a generous amount of storage cupboards, recesses, and a large corner desk. The room has a vaulted ceiling with a double glazed Velux skylight, a double glazed window to the front and timber flooring with underfloor heating.

CLOAKS/SHOWER ROOM

A walk-in tiled shower with drencher shower head and hand held rose, a wall hung wash hand basin, mixer tap, tiling to splashbacks, storage drawer below, a mirror above with built in light, and a wall mounted dual flush WC. Natural stone floor with underfloor heating, heated electric towel rail, and a double glazed Velux skylight.

GUEST BEDROOM 4

Feature vaulted ceiling, timber floor with underfloor heating and a double glazed window to the front.

ON THE FIRST FLOOR**LANDING**

Access to loft space via extending ladder housing a gas fired boiler providing domestic hot water and central heating system. A cupboard housing a pressurised hot water cylinder, double glazed window to the side and ceiling with inset downlighters.

BEDROOM 1

Feature part vaulted ceiling with inset downlighters, radiator, double glazed windows to the front and side.

DRESSING ROOM

A Neville Johnson designed and fitted dressing room with push-to-touch drawer units, open shelving and hanging, ceiling with inset downlighters and timber flooring. Interconnecting door to:

ENSUITE SHOWER ROOM

Large walk-in shower with drencher shower head and hand held rose,

a pair of wash hand basins with mixer tap and storage drawers below, wall mounted dual flush WC, tiled floor with underfloor heating, ceiling with inset downlighters, a double glazed and frosted window to the side and inter-connecting door to:

BEDROOM 5

With inset downlighters, radiator, double glazed window to the front and a fitted wardrobe cupboard.

BEDROOM 2

Ceiling with inset downlighters, large fitted wardrobe cupboards and shelving, timber flooring, radiator, double glazed windows to the rear aspect. An interconnecting door through to:

FAMILY SHOWER ROOM

Large walk-in tiled shower, drencher shower head, hand held rose, wash hand basin with mixer tap, tiling to splashbacks, storage drawers below and a Bluetooth enabled mirror above. Wall hung dual flush WC, heated electric towel rail, tiled floor with underfloor heating, ceiling with inset downlighters, a double glazed and frosted window to the side.

BEDROOM 3

Ceiling with inset downlighters, radiator, double glazed window to the rear.

OUTSIDE

The generous front and rear gardens provide an exceptional degree of privacy throughout the year, and the property further benefits from off-street parking.

The front garden consists of a gravelled driveway protected by mature hedging and shrubs with lawned and paved areas and a paved pathway leading to the property. To the rear of the property there is a charming, mature garden of good size which is principally laid to lawn with a great variety of mature shrubs, bushes and fruit trees, enclosed by fencing and hedgerow. A feature pond serves as a delightful focal point with an in-built water filtration system and UV light steriliser having previously housed Koi. A patio area is accessed from the rear of the property and provides a wonderful space to relax and entertain.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



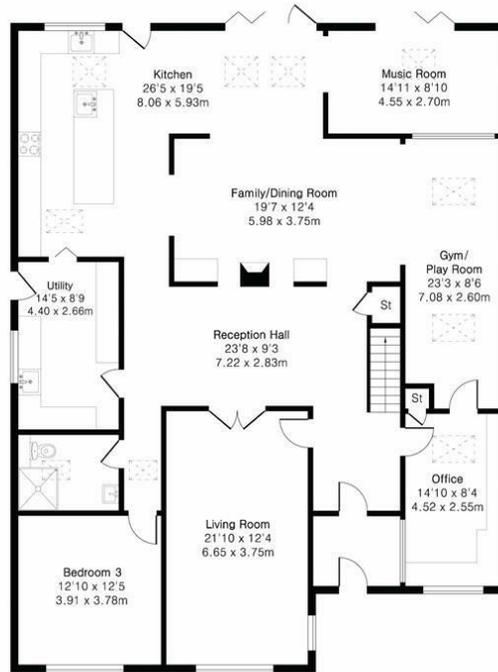
Guide Price £1,575,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Cambridge City Council



Approximate Gross Internal Area 3020 sq ft - 281 sq m

Ground Floor Area 2173 sq ft – 202 sq m

First Floor Area 847 sq ft – 79 sq m



Ground Floor



First Floor



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.



[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>.

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.

