



Carrick Close, Cambridge, CB1 8RQ

CHEFFINS

Carrick Close

Cambridge,
CB1 8RQ

- Three Bedrooms
- Semi-Detached Property
- Open-Plan Living/Dining Room
- Updated Bathroom Suite
- Updated En-Suite Shower Room
- Integral Garage
- Off-Street Parking
- Low-Maintenance Rear Garden
- Established And Sought-After Development

Situated within this highly sought-after and established development just off Cherry Hinton Road, this three-bedroom semi-detached property provides well-proportioned accommodation including an open-plan living/dining room, kitchen, integral garage and updated bathroom and en-suite shower room. The property also benefits from a low-maintenance rear garden and off-street parking, with excellent access to Cambridge city centre and Addenbrooke's Hospital.

3 2 2

Guide Price £550,000





LOCATION

Carrick Close is situated just off Cherry Hinton Road, providing convenient access to a wide range of amenities and key destinations across Cambridge. Addenbrooke's Hospital and the Cambridge Biomedical Campus are readily accessible, whilst Cambridge railway station and the city centre are also within easy reach. The property is well positioned for access to the city's major commuter routes, including the A11, A14 and M11.

STORM PORCH

Storm porch with panel glazed entrance door leading through into the entrance hall, with coved ceiling, inset footwell, radiator, stairs rising to first floor accommodation and panel door providing access into the open plan living/dining room.

OPEN PLAN LIVING/DINING ROOM

The living area features a coved ceiling, radiator, double glazed window overlooking the front aspect, electric fireplace with stone surround, hearth and painted wooden mantel, together with useful understairs storage cupboard. An archway opens through into the dining/family area, which features a coved ceiling, radiator, wall mounted shelving and storage cupboards, and a double glazed bay window overlooking the rear garden.

KITCHEN

The kitchen comprises a comprehensive range of wall and base mounted storage cupboards and drawers with roll top work surfaces incorporating an inset stainless steel sink with hot and cold mixer tap and drainer to side. There is an integrated four ring Neff gas hob with tiled splashback, concealed extractor above and integrated oven below, together with space and plumbing for a dishwasher. A wall mounted gas fired boiler provides hot water and heating for the property. Further features include coved ceilings, wood effect flooring, double glazed window overlooking the rear garden and double panel radiator.

UTILITY AREA

The utility area provides space and plumbing for washing machine and tumble dryer, together with further roll top work surface, decorative tiled splashback and wall mounted storage cupboards. A panel glazed door provides access onto the rear garden, whilst a further panel door leads through into the garage.

GARAGE

The garage benefits from power and lighting, a range of wall mounted storage cupboards and an up and over door opening onto the front driveway.

FIRST FLOOR LANDING

The landing has a coved ceiling, loft access, airing cupboard housing the hot water cylinder with fitted timber shelving, and panel doors providing access to the respective rooms.

PRINCIPAL BEDROOM

The principal bedroom features a coved ceiling, radiator and double glazed square bay window overlooking the front aspect. An opening leads through into a dressing area with fitted wardrobes incorporating sliding mirrored doors, whilst a panel door provides access into the en suite shower room.

EN SUITE SHOWER ROOM

The en suite comprises a three piece suite including shower cubicle with wall mounted shower head and glazed sliding door, low level WC with concealed dual flush and hand wash basin with hot and cold mixer tap, tiled splashback and storage cupboard beneath. Further features include wall mounted mirror with lighting feature, shaving point, tiled flooring, radiator, inset LED downlighter, extractor fan and double glazed window with privacy glass overlooking the front aspect.

FAMILY BATHROOM

The family bathroom comprises a three piece suite including combined shower and bath with hot and cold mixer bath tap, shower head attachment, glazed shower partition and tiled storage niche, together with low level WC with concealed dual flush and hand wash basin with hot and cold mixer tap. The room benefits from tiled surrounds and flooring, heated towel rail, wall mounted mirrored cupboard, shaving point, extractor fan and double glazed window with privacy glass overlooking the rear aspect.

BEDROOM TWO

Bedroom two features a coved ceiling, radiator and double glazed window overlooking the rear garden.

BEDROOM THREE

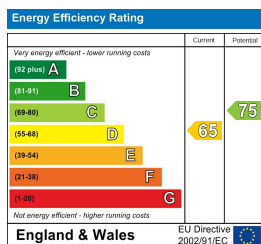
Bedroom three features a coved ceiling, radiator, double glazed window overlooking the rear garden and built in wardrobes incorporating hanging rails and shelving.

OUTSIDE

To the front, the property is approached from Carrick Close via a tarmac access road leading onto a block paved driveway providing parking for two vehicles. The remainder of the front garden is principally laid to lawn, with access to the garage from the driveway.

To the rear is a low maintenance garden, with a paved patio area directly adjoining the rear of the property and extending around to provide a pathway. Beyond this is an area principally laid to lawn, bordered by well stocked beds containing a variety of shrubs and plants. The garden is enclosed by timber fencing and further benefits from areas of decorative gravel and pebbling.





Guide Price £550,000

Tenure - Freehold

Council Tax Band - E

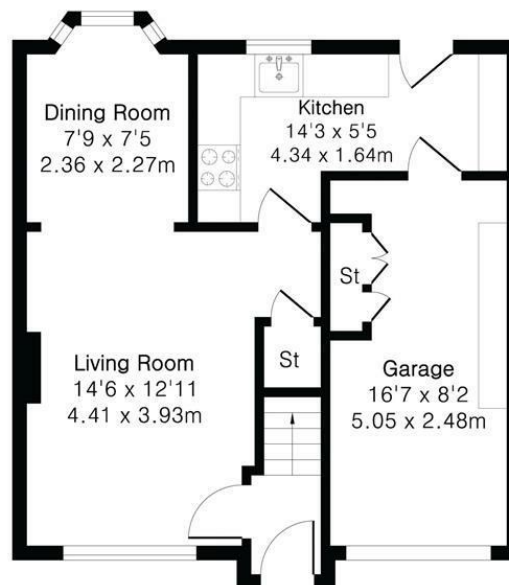
Local Authority - Cambridge City Council

Approximate Gross Internal Area 796 sq ft - 74 sq m (Excluding Garage)

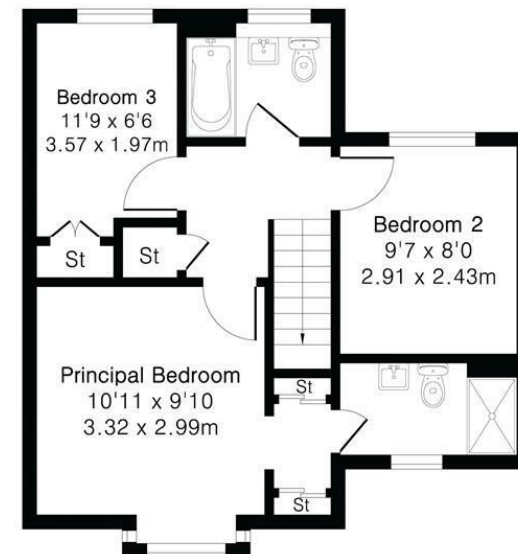
Ground Floor Area 362 sq ft - 34 sq m

First Floor Area 434 sq ft - 40 sq m

Garage Area 137 sq ft - 13 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.

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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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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