



Dalton Square, Cambridge, CB4 1QJ

**CHEFFINS**

## Dalton Square

Cambridge,  
CB4 1QJ

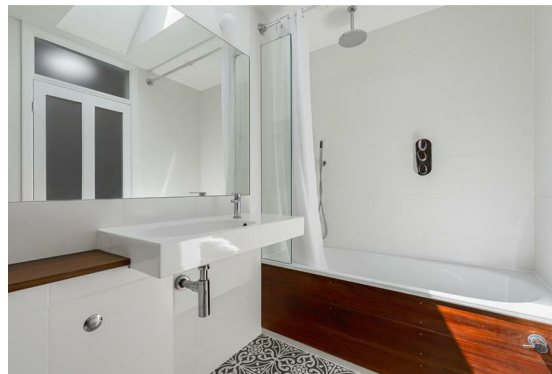
- Semi-Detached Family Home
- Three Bedrooms
- Kitchen/Dining Room
- Seperate Sitting Room/Office
- Principal Bedroom Suite With Shower Room
- Off Road Parking
- Chain Free

A significantly improved semi-detached residence, featuring a stunning open-plan kitchen/dining room with bi-folding doors opening onto an extensive rear garden. The property benefits from off-road parking and occupies a tucked-away position at the end of a quiet residential cul-de-sac, offering excellent access to the city centre, River Cam, and major commuter routes. Offered with no onward chain.

3 2 1

Guide Price £695,000





## LOCATION

Dalton Square enjoys a peaceful position within the well-regarded and increasingly popular district of East Chesterton, located just to the north of Cambridge city centre. This established residential area is known for its quiet, tree-lined streets and strong sense of community. A wide range of local amenities are easily accessible, including a choice of supermarkets, independent shops, cafés, and takeaways, as well as a local pharmacy and doctors' surgery. The area is also home to a number of green spaces and riverside walks, with the scenic River Cam just a short stroll away, offering access to the popular towpaths and cycle routes into the heart of Cambridge. Families are particularly well-catered for, with several highly regarded schools nearby, including Chesterton Community College and Milton Road Primary School. The location is also ideal for professionals, being within easy reach of Cambridge Business and Science Parks, as well as Cambridge North station, which provides regular services to London and beyond. In addition, the guided busway at nearby Milton Road offers excellent public transport links, while the A14, M11 and other major road routes make commuting by car convenient. Dalton Square offers a rare combination of quiet residential living with excellent access to Cambridge's vibrant city life, outstanding schooling, and picturesque open spaces – making it a highly desirable location for a broad range of buyers.

## STORM PORCH

covering the panelled glazed entrance door leading through into:

## ENTRANCE HALL

with engineered oak flooring, stairs rising to first floor accommodation, radiator, double glazed window to side aspect, panelled door leading through into:

## OPEN PLAN SITTING/FAMILY ROOM

Family room with feature cast iron fireplace with stone hearth, radiator, double glazed window to front aspect, engineered oak flooring, opening through into Sitting Room with wood burning stove with open brick chimney breast and tiled hearth with fitted shelving/log storage in the recess of the chimney breast, engineered oak flooring, understairs storage cupboard, inset LED downlighters, double glazed French doors leading out onto side return, full height radiator, double glazed door leading out onto covered side courtyard garden area, opening through into:

## OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprises a collection of base mounted contemporary storage cupboards and drawers fitted with the soft close feature with a combination of engineered wood and stone work surface with inset stainless steel sink with hot and cold mixer tap and drainer to either side, integrated 5 ring gas hob with stone splashback, extractor hood above, integrated Neff oven adjacent with integrated slimline dishwasher, tiled flooring, inset LED downlighters, double glazed windows to side and front aspect, space and plumbing for American style fridge/freezer, opening through into Dining Room with continuation of wood flooring from the kitchen, high vaulted ceiling with array of Velux skylights, inset LED downlighters, underfloor heating controls, wall mounted lighting, full height set of double windows to side aspect, collection of double glazed bi-folding doors with corner pillar providing not only an excellent aspect over the rear garden but also creating a seamless transition between inside and out.

## UTILITY ROOM

led just off the Kitchen with a collection of base mounted storage cupboards with a rolltop work surface with inset sink with hot and cold mixer tap, drainer to side, wall mounted Vaillant gas fired boiler providing hot water and heating for the property as well as underfloor heating manifold, space and plumbing for washer/dryer, wood flooring, inset LED downlighters, double glazed window to side aspect, door leading through into:

## CLOAKROOM

with low level w.c. with concealed dual hand flush, tiled surround, wooden upstand, tiled flooring, extractor fan, inset LED downlighter, double glazed window fitted with privacy glass out onto rear aspect.

## ON THE FIRST FLOOR

### LANDING

with exposed timber flooring, loft access, light tunnel and double glazed window to side aspect, panelled doors leading to respective rooms.

### BEDROOM 1

with exposed timber flooring with a slight step down from the initial entrance door, part pitched ceiling with Velux skylight and fitted blinds, radiators, double glazed windows to both side and rear aspect, door leading through into:

### ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with dual wall mounted shower head an glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, wall mounted pull-out mirror with lighting feature, timber upstand, further timber shelving, storage cupboard, inset LED downlighters, extractor fan, double glazed Velux skylight out onto side aspect.

### BEDROOM 2

with cast iron feature fireplace, stone hearth, exposed timber flooring, cleverly designed built-in wardrobes in the overstairs storage cupboard, radiator, double glazed window to front aspect.

### BEDROOM 3

with exposed timber flooring, recess creating an ideal space for storage furniture or potential for further fitted storage, radiator, double glazed window overlooking garden.

### FAMILY BATHROOM

a most stylish and contemporary three piece suite comprising combined shower and bath with hot and cold mixer bath tap, dual shower head attachments with part glazed area and further shower area, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, timber upstand, wall mounted mirror, integrated and recessed storage cupboard and display shelving, decorative tiled flooring, heated towel rail, inset LED downlighters, extractor fan, wall mounted lighting, double glazed Velux skylight.

### OUTSIDE

To the rear of the property is a most unique and enjoyable corner plot and provides highly versatile and extensive outside space, large paved patio area led directly off the rear part of the property and forming an L-shape

and providing a wonderful space to both relax and entertain. This is then bordered via some well stocked bedding and some laid to gravel with further raised beds and also on the other side and leads nicely onto the main lawned area and benefits from a collection of fruit trees as well as other mature trees dotted around the garden providing an excellent sense of privacy. Large timber storage shed located at the back of the garden as well as a further timber storage shed/summerhouse to the right hand side of the garden. To one side of the property there is a couple of mature trees, outside tap and concrete pathway leading to the side door.

To the side of the property the paved patio extends round to a block paved area is bordered by some well stocked bedding, part gravel, part shrubbery, leading to the aforementioned covered side passage ideal for bike and bin storage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Guide Price £695,000

Tenure – Freehold

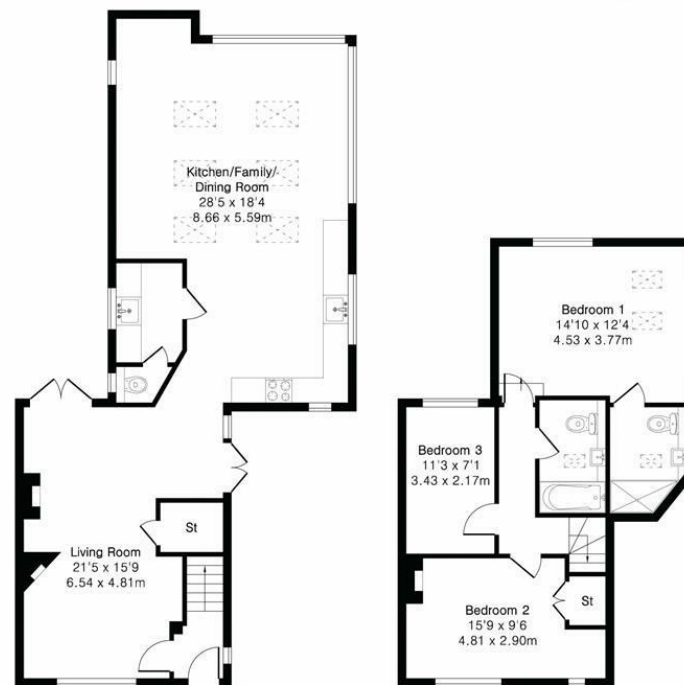
Council Tax Band – B

Local Authority – Cambridge City Council

**Approximate Gross Internal Area 1451 sq ft - 135 sq m**

Ground Floor Area 874 sq ft – 81 sq m

First Floor Area 577 sq ft – 54 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>.

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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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