

Windermere Close, Cambridge, CB1 9XW

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Cambridge,
CB1 9XW

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Guide Price £475,000



A beautifully presented three bedroom semi-detached property which has been sympathetically improved by the current owners extending to approximately 830sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles and garage beyond, electric car charging point and generous rear garden and is located close to local amenities and transport links including Addenbrookes Biomedical Campus, ARM, Cambridge Station, Cambridge South station and the A14.









LOCATION

Windermere Close is situated in the popular residential area of Cherry Hinton, to the south-east of Cambridge, offering excellent access to a wide range of everyday amenities. The nearby High Street provides local shops, cafés, pubs, pharmacies and other services, while Tesco and other supermarkets are also within easy reach. The area benefits from a good selection of schools and pleasant green spaces, including Cherry Hinton Hall. Regular bus services provide convenient links into Cambridge city centre, Addenbrooke's Hospital and Cambridge railway station, with good cycling routes also available. The city centre and railway station provide excellent regional and national connections, whilst the M11 and A14 are readily accessible for travel further afield.

FRONT DOOR
leading into:

ENTRANCE HALL
with wood effect laminate flooring, stairs to first floor, downlight, access into various rooms including:

DOWNSTAIRS W C
with wood effect laminate flooring, low level w.c., wash hand basin with storage cupboard beneath, tiled splashback, storage understairs, LED spotlights, extractor fan.

SITTING ROOM
with wood effect laminate flooring, upvc double glazed windows overlooking the front of the property, radiator, downlight, feature fireplace with electric fire.

KITCHEN/DINING ROOM
Kitchen with a range of floor and wall units with soft close feature, wood effect laminate worktop, sink and drainer with mixer tap, integrated appliances including Neff 4 ring gas hob with extractor fan above, Hotpoint oven, microwave, space for fridge/freezer, Becko dishwasher, space and plumbing for washing machine, upvc double glazed windows overlooking both the side and rear of the property, part tiled walls, wood effect laminate flooring, LED spotlights. Dining area with wood effect laminate flooring, downlights, upvc double glazed windows and upvc double glazed door leading out onto rear garden, two radiators.

ON THE FIRST FLOOR

LANDING
carpeted, upvc double glazed window overlooking side of the property, downlight, access into loft space.

PRINCIPAL BEDROOM
carpeted, upvc double glazed window overlooking front of the property, radiator, downlight, door into built-in storage cupboard with shelving.

BEDROOM 2
carpeted, upvc double glazed window overlooking rear of the property, radiator, downlight.

BEDROOM 3
carpeted, upvc double glazed window overlooking side of the property, radiator, downlight, door into overstairs storage cupboard with hanging rails and shelving.

BATHROOM
three piece suite comprising of bath with shower over, tiled, low level w.c., wash hand basin, upvc double glazed frosted windows overlooking rear of the property, tile effect laminate flooring, part tiled walls, heated towel rail, LED spotlights, extractor fan.

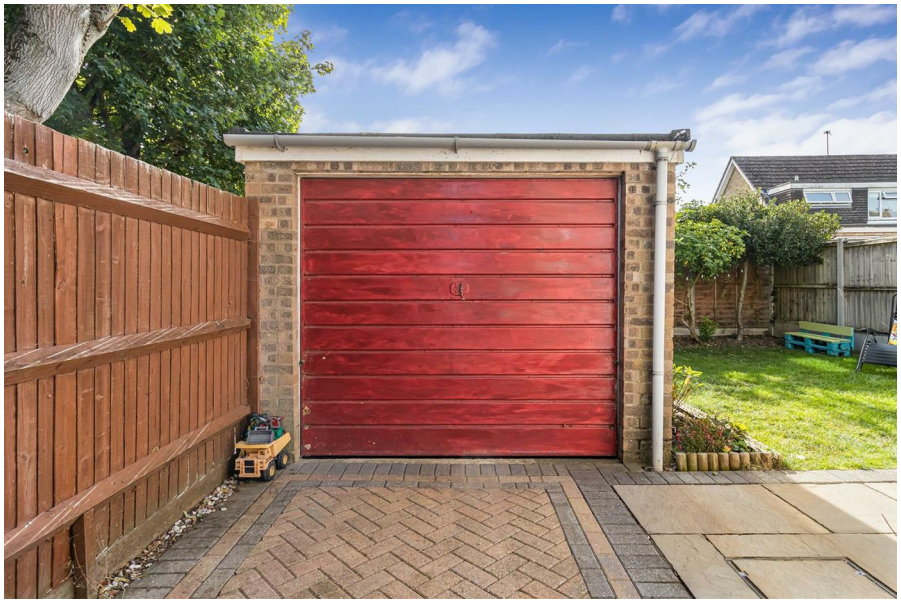
OUTSIDE

The property is approached via brick paved driveway offering off-road parking for multiple vehicles, electric car charging point, the remainder of the front garden is predominantly laid to lawn and further access into side gate into the rear garden.

Rear garden with terrace area perfect for al fresco dining and outside seating. The rear garden is south west facing and predominantly laid to lawn and fully enclosed via concrete base and post with timber insets to one side, timber fencing to the other, borders containing a variety of trees and shrubs, access into GARAGE with up and over door, window to the rear, concrete base with power and light connected. Side access to the front of the property, outside water tap and electricity point.







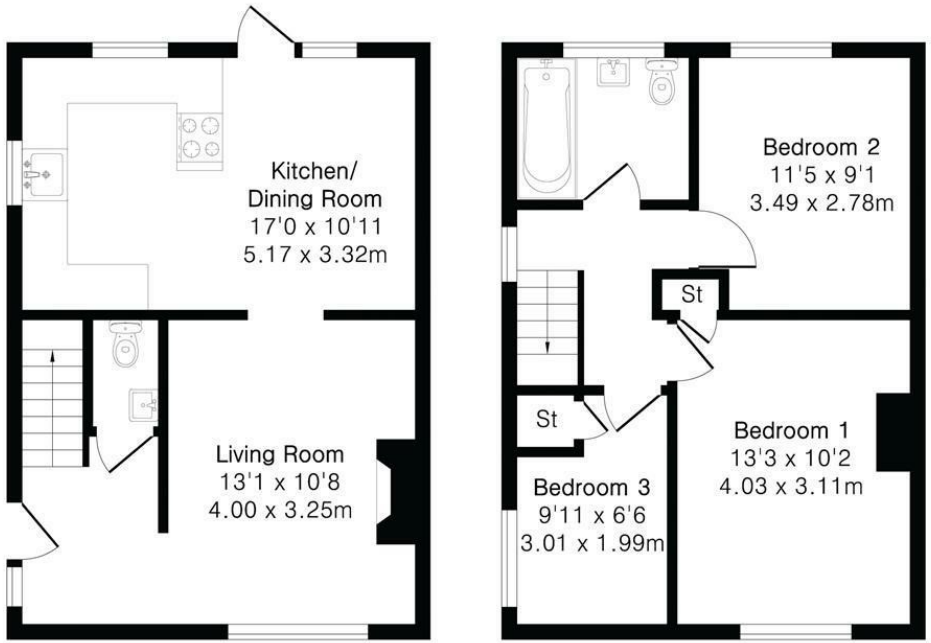




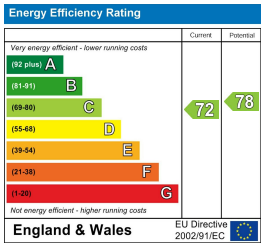
Approximate Gross Internal Area 830 sq ft - 78 sq m

Ground Floor Area 415 sq ft – 39 sq m

First Floor Area 415 sq ft – 39 sq m



Ground Floor First Floor



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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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