



Harebell Close, Cambridge, CB1 9YL

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Harebell Close

Cambridge,
CB1 9YL

A well presented three bedroom detached property extending to approximately 1000sqft and arranged over two floors. The property further benefits from off-road parking an integral garage and a generous rear garden and is located close to local amenities including Addenbrookes Biomedical Campus and transport links.

3 2 2

Guide Price £489,000





LOCATION

Situated in the sought-after Cherry Hinton area of Cambridge, Harebell Close enjoys a convenient setting with an excellent range of everyday amenities close at hand, including supermarkets, local shops, cafés and well-regarded schools. The property is ideally placed for access to Addenbrooke's Hospital, the Cambridge Biomedical Campus and ARM, making it particularly attractive to professionals. Cambridge city centre is easily reached by car, bicycle or regular bus services, while Cambridge railway station offers fast links to London and beyond. The nearby A14 and M11 provide excellent road connections for commuters, and a variety of parks and green spaces, including Cherry Hinton Hall Park, offer opportunities for recreation, creating an ideal balance of convenience and lifestyle.

UPVC FRONT DOOR

into:

ENTRANCE HALL

with doormat inset, radiator, carpeted, downlight, access into various rooms including:

KITCHEN

with a range of floor and wall units, laminate worktop, one and a half sink and drainer, 4 ring gas hob with extractor fan, integrated Hotpoint double oven, space for fridge/freezer, space and plumbing for washing machine, cupboard housing Baxi boiler, part tiled walls, upvc double glazed window overlooking front of the property, door into:

INTEGRAL GARAGE

with concrete base, electric roller door, lighting and power with side door out onto rear garden, window overlooking side of the property.

CLOAKROOM

with low level w.c., wash hand basin, upvc double glazed frosted window overlooking side of the property, carpeted, part tiled walls, downlight.

SITTING/DINING ROOM

carpeted, two radiators, two downlights, upvc double glazed window overlooking the rear garden, upvc double glazed French doors into Conservatory, feature electric fireplace with timber surround and hearth, understairs storage with shelving and coat hanging hooks.

CONSERVATORY

with wood effect laminate flooring, upvc windows and French doors out onto the rear garden, downlights, electric heaters.

ON THE FIRST FLOOR

LANDING

carpeted, upvc double glazed window overlooking side of the property, downlight, access into loft space, airing cupboard with shelving, access into various rooms.

PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking front of the property, radiator, downlight. Door into:

ENSUITE SHOWER ROOM

with three piece suite comprising walk-in tiled shower, low level w.c., wash hand basin, radiator, upvc double glazed frosted window overlooking front of the property, laminate tile effect flooring, downlight, extractor fan, cupboard storage with mirror inset, radiator.

BEDROOM 2

carpeted, upvc double glazed window overlooking the rear of the property, radiator, built-in wardrobe with shelving and hanging rail, further overhead storage, downlight.

BEDROOM 3

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

BATHROOM

three piece suite comprising of bath, wash hand basin and low level w.c., upvc double glazed frosted window overlooking the side of the property, tiled flooring, part tiled walls, radiator, downlight.

OUTSIDE

The property is approached via driveway leading to off-road parking and garage beyond with electric roller door. The front garden is predominantly laid to lawn and there is side access to the rear of the property via timber gate and the front garden is partially enclosed via lavender bushes and is accessed by both sides of the property via pathway, outside water tap.

Side access down both sides of the property, terrace area perfect for outside seating and al fresco dining. The rear garden is predominantly laid to lawn with borders containing a variety of shrubs and hedging. The rear garden is fully enclosed via fencing, timber storage shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £489,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire District

Council



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.

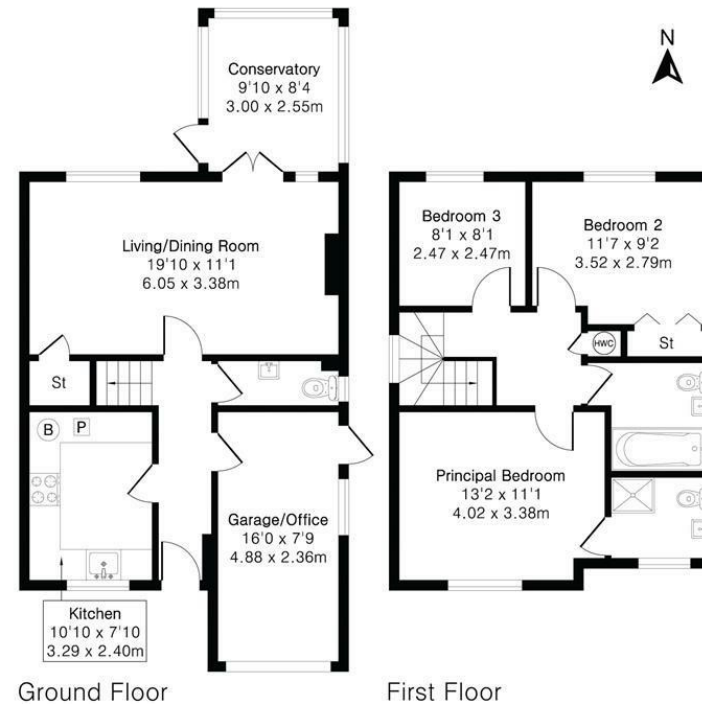
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**Approximate Gross Internal Area 1000 sq ft - 93 sq m
(Excluding Garage)**

Ground Floor Area 504 sq ft - 47 sq m

First Floor Area 496 sq ft - 46 sq m

Garage Area 124 sq ft - 12 sq m



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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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