



Bulstrode Gardens, Cambridge, CB3 0EN



# Bulstrode Gardens

Cambridge,  
CB3 0EN

A rather special opportunity to acquire a substantial detached residence of about 2344 sq. ft. restfully situated at the end of this no through road, within a conservation area, just off Madingley Road. Standing within its own delightful established plot of about 0.4 of an acre enjoying an aspect to the rear with views over the adjoining university playing field.

5 2 3

**Guide Price £2,000,000**





## TIMBER ENTRANCE DOOR

with glazed pane, entrance portico leading into:

## ENTRANCE HALL

tiled floor with recessed matwell, coats cupboard with hanging rail.

## RECEPTION HALL

wooden flooring, staircase rising to the first floor, natural timber handrails, radiator, bookshelving, secondary double glazed window to the front.

## CLOAKS/SHOWER ROOM

with wash hand basin, tiled shower cubicle, low level w.c., radiator, fluted glass window and extractor fan.

## LIVING ROOM

feature open fireplace with tiled surround and hearth, wooden mantel, picture rail, double panelled radiators, bookshelving, wooden flooring, secondary double glazed windows to three aspect and twin secondary glazed doors leading out to garden.

## SITTING ROOM

picture rail, wooden flooring, double panelled radiator, secondary double glazed windows to the rear.

## DINING ROOM

fitted adjustable bookshelving, wooden flooring, radiator, secondary double glazed window to the rear.

## KITCHEN/BREAKFAST ROOM

Kitchen is fitted with a range of storage

cupboards and drawers, timber edge tiled working surfaces, electric cooker with extractor above, one and a half bowl single drainer sink unit, walk-in pantry cupboard with shelving, boiler cupboard with Ideal Mexico gas fired boiler providing domestic hot water and central heating system.

## ORANGERY

pitched glazed roof, tiled floor, leading through to:

## GARDEN ROOM

tiled floor, double glazed pitched glass roof and double glazed windows to two sides with twin double glazed doors leading out to garden.

## ON THE FIRST FLOOR

### LANDING

access to loft space which is predominantly boarded with light, secondary double glazed window to front, radiator, fitted double linen cupboard with shelving.

### BEDROOM 1

exposed and sealed floorboards, radiator, fitted wardrobe cupboards, secondary double glazed windows to the front and rear.

### BEDROOM 2

exposed and sealed floorboards, wardrobe cupboard, radiators, secondary double glazed windows to front and side.

### BEDROOM 3

picture rail, radiator, secondary double glazed window to the rear.

### BEDROOM 4

radiator, wash hand basin, secondary double glazed window to the rear.

### BEDROOM 5

radiator, secondary double glazed windows to the side and rear.

### FAMILY BATHROOM

fitted with white three piece suite with dual flush w.c., wash hand basin with cupboard below, panelled bath, radiator, heated towel rail, double glazed rooflight.

### OUTSIDE

The property is situated at the head of the cul-de-sac, gravelled driveway with parking for several vehicles, gated access to the side with open fronted GARAGE.

UTILITY ROOM with sink unit, plumbing and space for automatic washing machine, space for tumble dryer, shelved storage cupboard.

Rear garden, a particular feature is the large generous rear garden enjoying an open aspect to the rear over the adjoining University Sports field with pavilion. The gardens are predominantly laid to lawn with mature trees and shrubs.

### AGENTS NOTE

UTILITIES:

Gas Central Heating, Open Fire and all Utilities Connected to Mains.














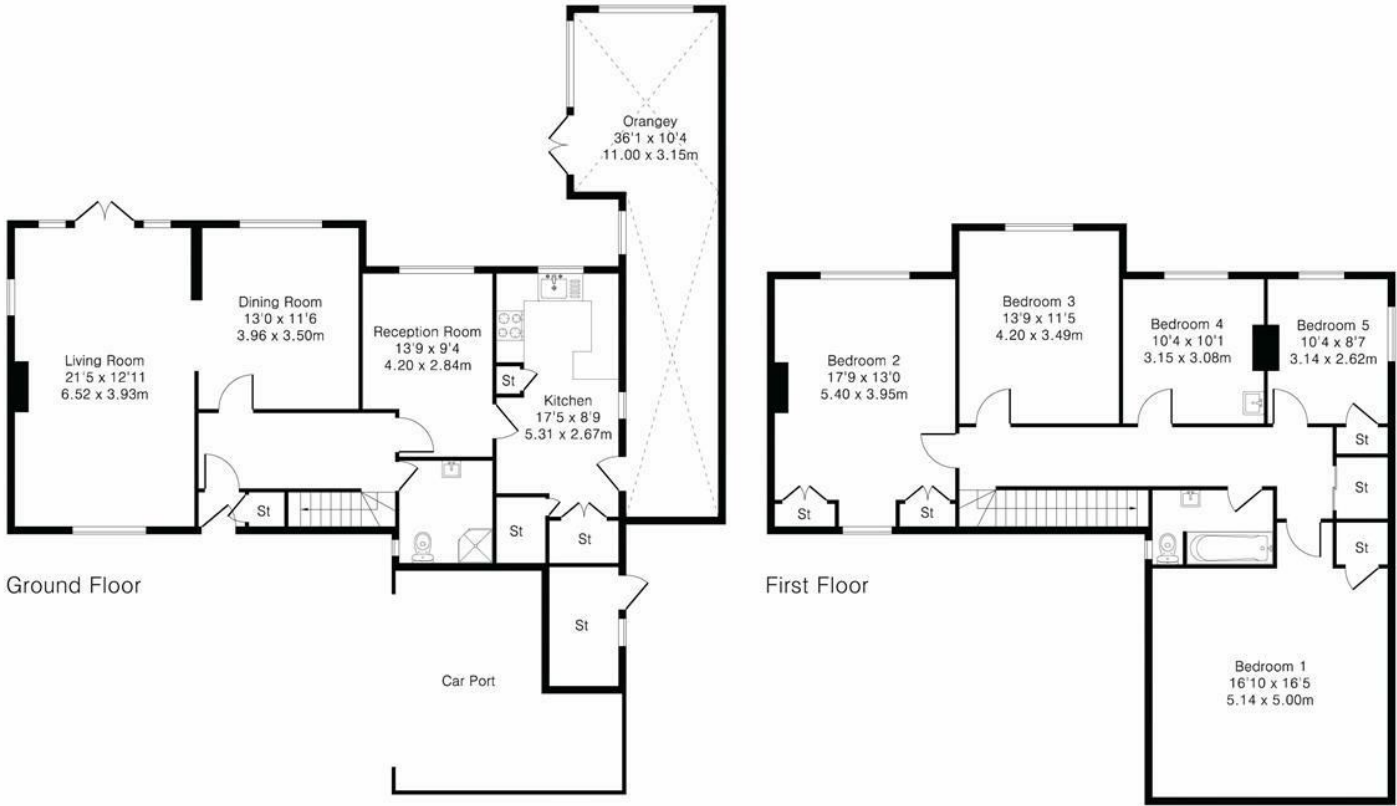
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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

Guide Price £2,000,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge City Council





Approximate Gross Internal Area 2344 sq ft – 218 sq m  
 Ground Floor Area 1200 sq ft – 112 sq m  
 First Floor Area 1144 sq ft – 106 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA  
01223 214214 | [cambridge@cheffins.co.uk](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](http://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.