



Perne Road, Cambridge, CB1 3NX

CHEFFINS

Perne Road

Cambridge,
CB1 3NX

5 2 2

Guide Price £925,000

- Recently Renovated to a High Specification Throughout
- Generous and Well Established Gardens
- Front Elevation with Acoustic Double Glazed Aluminium Windows Installed in 2020
- Versatile Accommodation Arranged Over Three Floors
- Garden Room/Home Office with Light and Power
- Driveway Parking Leading to the Single Garage

A most impressive and extended five bedroom semi detached home with generous and established gardens, driveway parking leading to the single garage and a garden room/home office. The well planned and recently renovated accommodation extends to approximately 1947 sq. ft. arranged over three floors and occupies a sought after position offering easy access to the surrounding amenities.





ENTRANCE HALLWAY

With entrance door, window to the front aspect, stairs to the first floor, under stairs storage, solid oak flooring.

KITCHEN/DINER

With bifold doors opening to the garden, matching eye and base level units, quartz counter with butler sink with Fohen boiling water tap over, space for appliances including American style fridge freezer, dishwasher, washing machine, range style oven with extractor hood over and wine fridge, integrated microwave, part tiled walls, tiled floor, breakfast bar.

LIVING ROOM

With bay window to the front aspect, gas burning stove style burner, solid oak flooring, open to kitchen.

FIRST FLOOR

LANDING

With window to the front and rear aspect, Velux window over landing, stairs to the second floor, doors to:

BEDROOM 2

With bay window to the front aspect, fitted wardrobe, solid wooden flooring.

BEDROOM 3

With window to the rear aspect, fitted wardrobes, solid wooden flooring.

BEDROOM 4

With window to the rear aspect, solid wooden flooring.

BEDROOM 5

With window to the front aspect, solid wooden flooring.

FAMILY BATHROOM

With window to the rear aspect, suite comprising; low level wc with hidden cistern and eco flush button, bath with chrome mixer tap over, pedestal wash basin with chrome mixer tap, shower enclosure with drencher head over, heated towel rail, tiled walls, tiled floor.

SECOND FLOOR

LANDING

With storage cupboard, door to:

PRINCIPAL BEDROOM

With Velux window, Juliette balcony overlooking the garden, fitted wardrobes, solid wooden flooring, open to dressing room with window to the rear aspect and Velux window, door to:

EN-SUITE SHOWER ROOM

With window to the side aspect, suite comprising low level wc with hidden cistern and eco flush button, pedestal wash basin with chrome mixer tap, shower enclosure with drencher head over, heated towel rail, tiled walls, tiled floor.

OUTSIDE

The front boundary of the property is retained by a low level brick wall opening to the gravel driveway leading to the

garage and entrance door. Further features include mature shrubs and external security lights.

The fully enclosed rear garden enjoys a southerly aspect and is mostly laid to lawn with a large patio area featuring a clay pizza oven, feature flower beds, a selection of trees and mature shrubs, a storage shed, external lights, outside taps and gated side access. The garden further benefits from a home office/garden room.

AGENTS NOTES

Tenure - Freehold

Council Tax Band - F

Property Type - Semi-Detached House

Property Construction - Brick Throughout - Mixture of Flat Roofs at Rear Over Extension and Tiled Elsewhere

Number & Types of Room - Please refer to floor plan

Square Footage - 1947

Parking - Garage and Driveway

UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply


Heating - Gas Boiler Supplied Central Heating To Radiators, Gas Only Free Standing Fireplace In Living Room

Broadband - Fibre to the Property

Mobile Signal/Coverage - Good

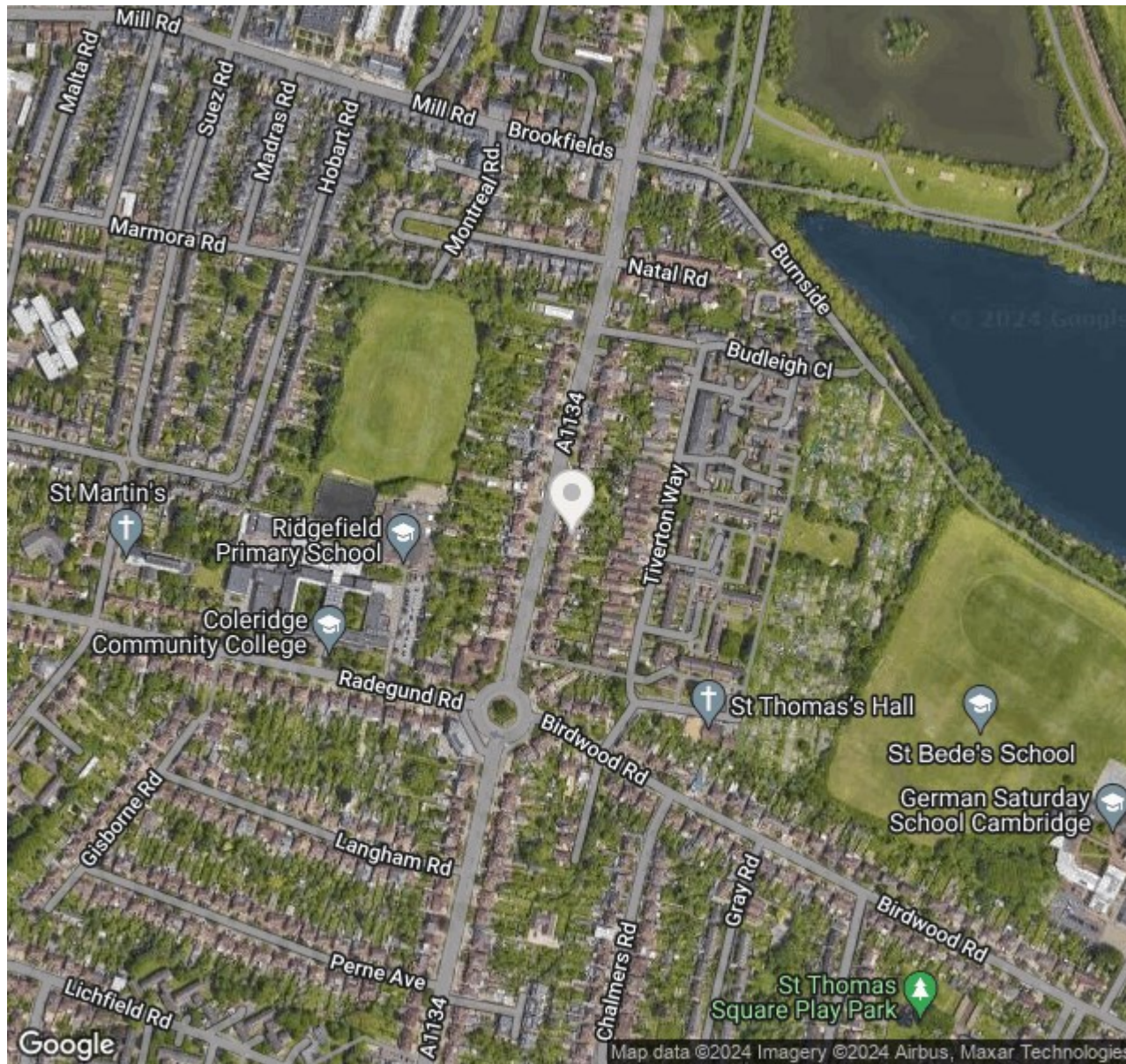


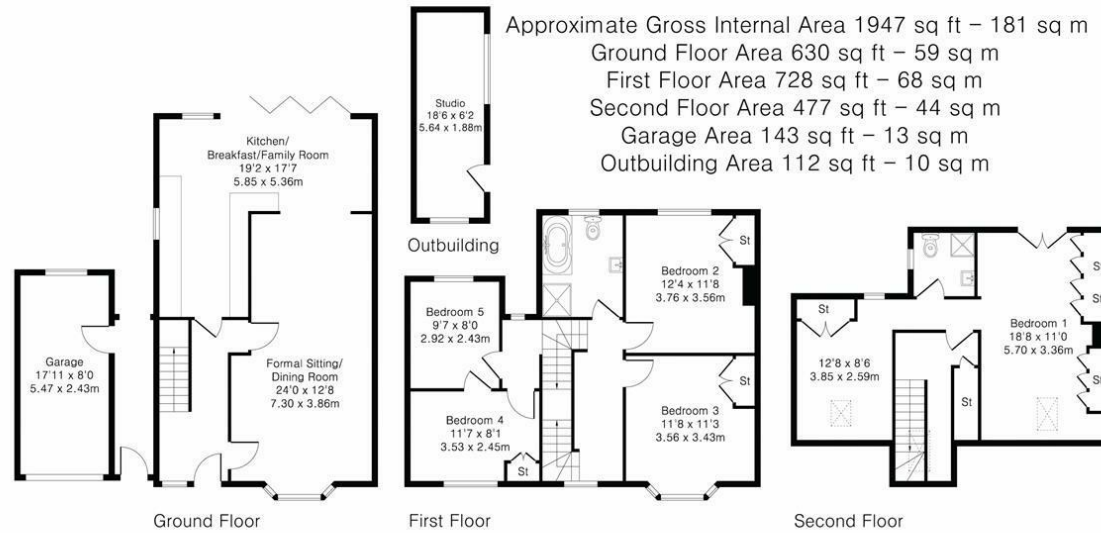


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - Cambridge City Council





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.



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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.