



Lady Jermy Way, Teversham, CB1 9BG

**CHEFFINS**



## Lady Jermy Way

Teversham,  
CB1 9BG

A rather special and most stylish detached house, sympathetically improved, updated and extended, providing beautifully presented and versatile living accommodation. The property provides well proportioned and cleverly designed living space, ideally suited to a family looking for such a desirable home. The property also benefits from delightful landscape gardens, generous brick paviour parking area/driveway and detached double garage.

4 3 4

**Guide Price £825,000**





## LOCATION

The property occupies an outstanding position within a highly sought-after and well-regarded residential development, almost opposite the church, and towards the edge of this popular village, so conveniently placed just 3 miles south east of the city, and within easy access of major routes, and the Addenbrookes campus. The village benefits from a range of local amenities, including a Social Club, restaurant, church and primary school, as well as providing bus routes into Cambridge and the surrounding villages. More extensive amenities are located in nearby Cherry Hinton and Fulbourn.



## FRONT ENTRANCE DOOR

to:

## RECEPTION HALL

with staircase off to first floor, natural wood style flooring, deep built-in storage cupboard understairs and door to:

## CLOAKROOM

with low level w.c., pedestal wash hand basin, part tiled walls, natural wood style flooring, radiator, extractor fan.

## PRINCIPAL RECEPTION ROOM

A wonderful light and spacious living room with a feature bay window to front aspect with sealed unit double glazed windows and shutters, fitted blinds, central fireplace with a gas coal effect fire, stone surround, marble hearth and inserts, two radiators and a pair of full height sealed unit double glazed doors leading to garden room.

## DINING ROOM

again with a feature bay window to front aspect with sealed unit double glazed windows and fitted shutters, radiator, natural wood style flooring, door through to:

## KITCHEN/BREAKFAST/FAMILY ROOM

A stunning open plan space incorporating a luxuriously appointed kitchen with inset one and a half bowl Franke ceramic sink unit and Franke mixer taps which includes filtered water option, extensive base units to side with stylish Quartz work surfaces, cupboards and drawers below, integrated Neff refrigerator to side and integrated Miele freezer, pull-out shelved larder unit, extensive range of wall storage cupboards, integrated Miele dishwasher and an integrated Miele 5 point gas hob with large Smeg oven beneath and contemporary style Fisher & Paykel cooker hood above, feature Quartz splashbacks, further base units comprising Quartz worktops with cupboards and drawers below, two radiators, ceramic tiled floor, sealed unit double glazed windows to side aspect and bi-fold doors leading to stunning and stylish orangery, door off to:

## UTILITY ROOM

two fitted Quartz worktops with space beneath for appliances, fitted upright shelved broom/storage cupboard with further wall storage cupboard to side and a wall mounted Viessman boiler, part sealed unit double glazed door leading to the rear garden, ceramic tiled floor, radiator.

## ORANGERY

a most stylish room with wonderful ambiance and a feature high level double glazed lantern style roof, full height bi-fold doors which open to the delightful landscaped rear gardens, feature ceramic tiled floor with underfloor heating.

## ON THE FIRST FLOOR

### L-SHAPED LANDING

with built-in cupboard housing hot water cylinder, radiator.

### PRINCIPAL BEDROOM SUITE

comprising a radiator, sealed unit double glazed windows to side aspect, opening to:

### DRESSING AREA

with two built-in double wardrobes and door to:

### ENSUITE SHOWER ROOM

with walk-in shower cubicle with folding glazed doors and wall mounted shower unit, tiled walls around, pedestal wash hand basin, low level w.c., radiator, electric shaver socket, extractor fan, sealed unit double glazed windows to side aspect with frosted glass.

### BEDROOM 2

with radiator, built-in double wardrobes, sealed unit double glazed windows to front aspect and door to:

### ENSUITE SHOWER ROOM

with walk-in tiled shower cubicle area with wall mounted shower unit and folding glazed doors, pedestal wash hand basin and low level w.c., radiator, sealed unit double glazed windows to front aspect with frosted glass, electric shaver socket, extractor fan.

### BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect and built-in double wardrobes.

### BEDROOM 4

with radiator, built-in double wardrobe, sealed unit double glazed windows to rear aspect.

### BATHROOM

with bath with ceramic tiled walls around, pedestal wash hand basin and low level w.c., walk-in shower

cubicle with tiled walls, wall mounted shower unit, folding glazed shower doors, radiator, electric shaver socket, sealed unit double glazed windows to rear aspect with frosted glass, extractor fan.

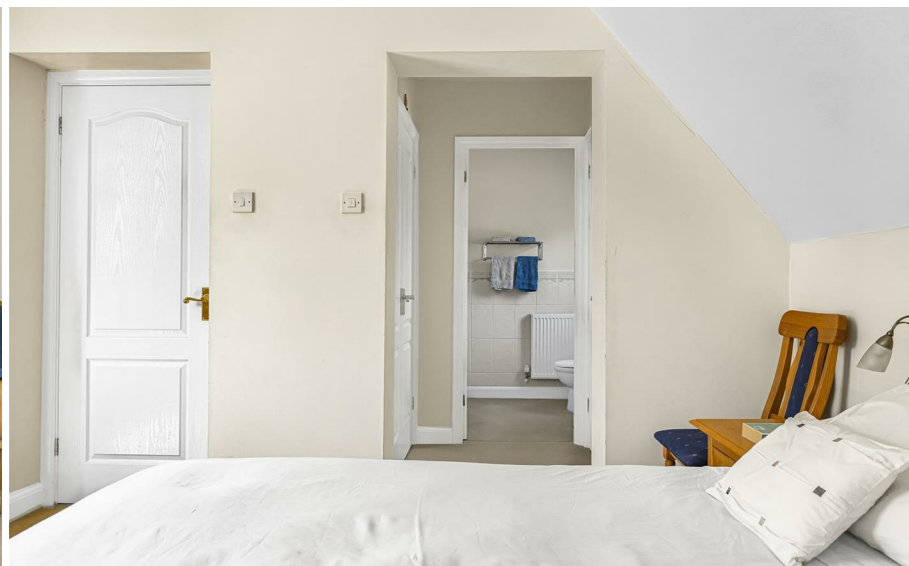
## OUTSIDE

There is an attractive garden area laid to lawn with shrubs and hedgerow around and wrought iron fencing, adjacent to which is a large brick paviour courtyard style area with space for three cars adjacent to which is a DETACHED DOUBLE GARAGE and gated access to side.


To the rear gated access leading to paved area and rear garden. The delightful enclosed landscaped rear garden enjoys a high degree of privacy and seclusion and is a most attractive feature of the sale. The garden is mainly laid to lawn with well stocked borders and shrubs around, corner paved patio area and a further courtyard style paved area to side with garden storage shed, space for bin storage and a pebblestone area to side and gated access leading to the driveway/parking area. To the other side of the property there is a paved pathway leading to a covered lean-to storage area electrical outside wall socket.







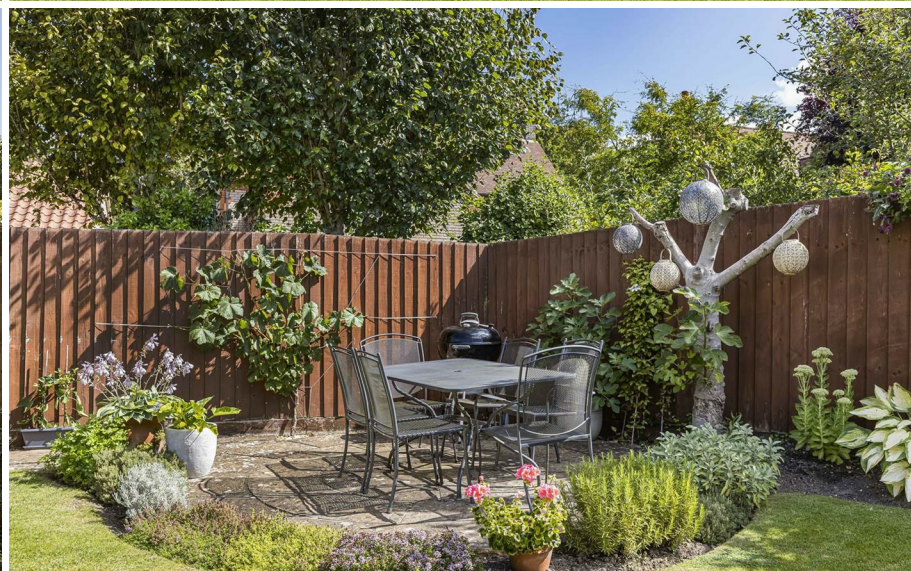


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £825,000  
Tenure – Freehold  
Council Tax Band – F  
Local Authority – South Cambridgeshire

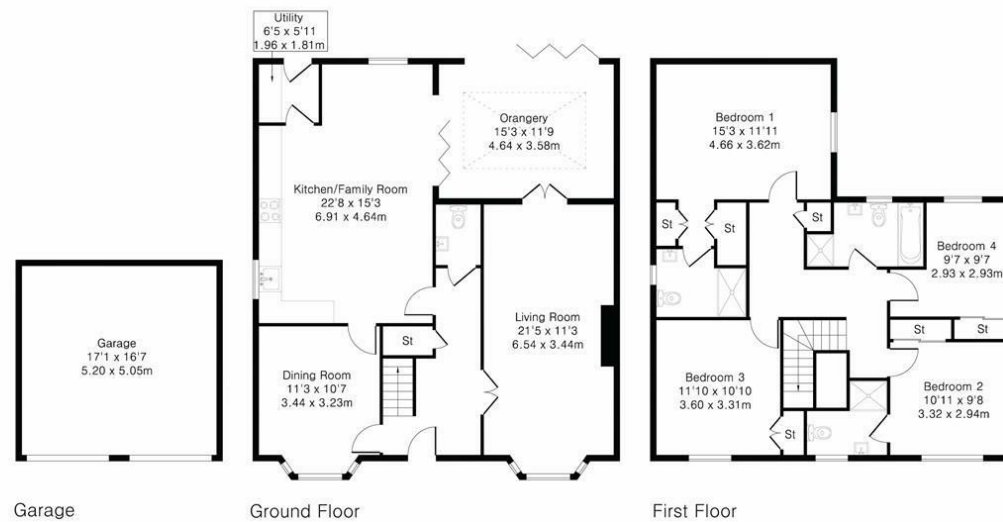








Approximate Gross Internal Area 1961 sq ft – 182 sq m  
 Ground Floor Area 1082 sq ft – 100 sq m  
 First Floor Area 879 sq ft – 82 sq m  
 Garage Area 283 sq ft – 26 sq m



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 practice. 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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