



Downhams Lane, Cambridge, CB4 1XT



Downhams Lane

Cambridge,
CB4 1XT

- Established Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Open Living/Dining Room
- Study
- Garage
- Convenient North City Location
- Offered With No Onward Chain

A detached family residence, occupying a most convenient and tucked away position, offering well-proportioned accommodation across two floors, with a private and low maintenance rear garden, off-road parking in the form of a garage and car-port, all situated on this quiet residential street with close proximity to a wealth of local amenities, city centre, Cambridge Science Park, Cambridge North and other major commuter links.

4 2 1



Guide Price £650,000



LOCATION

Downhams Lane in Cambridge offers an ideal blend of benefits, accessibility, and convenience. Situated in a peaceful residential area, it provides easy access to essential amenities such as supermarkets, shops, and cafes, ensuring daily needs are met within a short distance. The proximity to Cambridge Science Park and Business Park makes it a prime location for professionals working in tech and research sectors. Public transport links are excellent, with regular bus routes and the nearby Cambridge North railway station offering direct connections to the city centre, London, and other key destinations. This ensures that commutes are straightforward and efficient. For drivers, the A14 and M11 are easily accessible, providing convenient routes for travel by car. Families will appreciate the proximity to reputable schools such as Shirley Community Primary School and Chesterton Community College, ensuring quality education options. Additionally, the area is close to several green spaces, including Milton Country Park and the River Cam, which provide ample opportunities for outdoor activities, recreation, and relaxation. Downhams Lane also benefits from its proximity to healthcare facilities, including local GP practices and Addenbrooke's Hospital. The vibrant city centre of Cambridge, with its cultural attractions, shopping, dining, and entertainment options, is just a short journey away.

STORM PORCH

with blocked paved flooring covering the panelled glazed entrance door leading through into:

ENTRANCE HALLWAY

with coved ceiling, stairs rising to first floor accommodation and panelled doors leading into respective rooms.

CLOAKROOM

comprising two piece suite; low level WC with hand flush, hand wash basin with separate hot and cold taps, tiled splashback, radiator, tiled flooring and window to front aspect.

KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers, stone effect roll top worksurface with inset stainless steel sink with hot and cold mixer tap and drainer to side, integrated four ring gas hob with tiled splashback, extractor hood, oven below, space and plumbing for dishwasher and washer/dryer, tiled flooring, double glazed window to front aspect and opening through to the Breakfast Area with tiled flooring, double panelled radiator and panelled glazed door leading through into carport.

LIVING/DINING ROOM

Living area with coved ceiling, ceiling rose, gas fireplace with detailed stone mantle and hearth, double panelled radiators, double glazed windows overlooking garden and opening through into dining area with coved ceilings, ceiling rose double panelled radiator and double glazed sliding doors leading out into garden.

OFFICE

Accessed directly off the living room with coved ceilings radiator and double glazed window to front aspect.

FIRST FLOOR

LANDING

with coved ceiling, loft access, panelled door leading to airing cupboard and double glazed window to side aspect.

FAMILY BATHROOM

comprising; three piece suite with combined shower and bath with hot and cold mixer bath taps and showerhead attachment, glazed folding shower partition, low level WC with hand flush, hand wash basin with separate hot and cold taps, tiled surround, shaving point, radiator, tiled flooring, double glazed window fitted with privacy glass out onto front aspect.

PRINCIPAL BEDROOM SUITE

with coved ceiling, radiator, double glazed windows overlooking garden and sliding door through to:

EN-SUITE SHOWER ROOM

comprising; three piece suite with walk-in shower cubicle with wall mounted electric power shower, low-level WC with hand flush, hand wash basin with separate hot and cold taps, tiled surround, shaving point, radiator, and double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 4

with coved ceilings, radiator and double glazed window to front aspect.

BEDROOM 2

with fitted cupboard, built-in wardrobe fitted with railings and shelving, radiator and double glazed window overlooking garden.

BEDROOM 3

with fitted shelving, coved ceilings, radiator and double glazed window to front aspect.

OUTSIDE

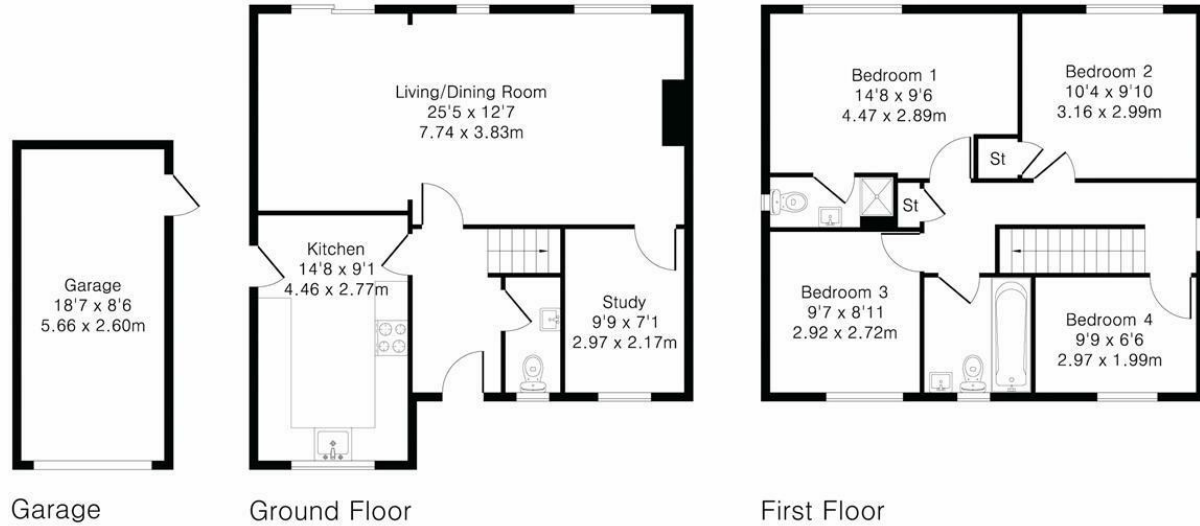
To the rear of the property is a private garden principally laid to lawn with a raised paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. The lawned area is then bordered by well stocked bedding and is enclosed by a mixture of mature shrubs and hedging as well as fencing with the property benefiting from a side gate.

To the front, the property is approached off Downham Lane via a dropped, tarmac curb leading onto a blocked paved driveway with enough parking for multiple vehicles, a continuation of the block paved driveway leads onto a carport as well as the garage with up and over door as well as a side panel glazed door. The garage is fitted with power and lighting, the rest of the front garden is lawned and enclosed by some mature hedging.





Approximate Gross Internal Area 1182 sq ft – 110 sq m
 Ground Floor Area 609 sq ft – 57 sq m
 First Floor Area 573 sq ft – 53 sq m
 Garage Area 158 sq ft – 15 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	<div style="text-align: center;"> 80 67 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
England & Wales <small>EU Directive 2002/91/EC</small>	

Guide Price £650,000

Tenure - Freehold

Council Tax Band - F

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.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.