



Northfields, Lode, CB25 9EU

CHEFFINS

Northfields

Lode,
CB25 9EU

An extremely well presented and cleverly extended semi-detached single storey residence, offering highly stylish and well proportioned accommodation, enjoying an expansive garden with studio further enhanced by expansive views to the rear, all situated within this quiet residential development with an ease of access to a wealth of local amenities and Cambridge.

LOCATION

Northfields in Lode is a charming and peaceful location that offers the best of village living while being well-connected to the amenities of nearby towns. The village of Lode is surrounded by picturesque countryside and is just a short drive from the historic city of Cambridge, making it ideal for those seeking a tranquil setting with easy access to city life. Residents benefit from proximity to the National Trust's Anglesey Abbey, a stunning estate with beautiful gardens, which is perfect for leisurely walks and outdoor activities. The village itself has a strong sense of community and offers local amenities such as a village shop and a well-regarded primary school. For those who commute, the A14 and A11 are easily accessible, providing links to Cambridge, Newmarket, and beyond. Public transport options include regular bus services to Cambridge, and nearby Cambridge North railway station offers direct trains to London.

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Guide Price £395,000





STORM PORCH

covering panelled entrance door leading into:

ENTRANCE HALLWAY

with wood effect flooring, coved ceiling, panelled doors leading to respective rooms.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space for cooker with tiled splashback, extractor hood above, space for fridge/freezer, space and plumbing for dishwasher, coved ceiling, wood effect flooring, further storage units include open pantry store with fitted shelving and lighting, panelled door through to Utility Room.

UTILITY ROOM

with wood effect work surface with inset sink with hot and cold mixer tap, space and plumbing for washing machine, tile effect flooring, coved ceiling, base mounted storage cupboards, wood panelling, double glazed window to front aspect and panelled door leading through into:

LARGE OPENING THROUGH

into:

OPEN PLAN LIVING/DINING ROOM

with parquet flooring, high vaulted ceiling, exposed timber beams, double panelled radiator, wall mounted uplighters, set of double glazed windows and double glazed French doors leading onto garden.

BEDROOM 1

with coved ceiling, raised bed platform with storage underneath, radiator, double glazed window overlooking garden.

BEDROOM 2

with radiator, double glazed windows to both side and rear aspect.

BEDROOM 3

with coved ceiling, radiator, double glazed window to front aspect.

BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, separate hot and cold bath taps, glazed shower partition, low level w.c., with concealed dual hand flush, wash hand basin with

separate hot and cold taps, tiled surround, wall mounted mirror, radiator, built-in storage cupboard, loft access, extractor fan, tile effect flooring.

OUTSIDE

To the front the property is approached off Northfields via a dropped tarmac kerb leading onto a gravelled driveway with enough parking for multiple vehicles and a paved pathway leads to the front entrance door and surrounded by an area principally laid to lawn.

To one side of the property is a handful of timber storage sheds and a further side access leading round to the front.

To the rear of the property is an extensive garden principally laid to lawn with a gravelled area led directly off the rear part of the property providing a wonderful space for outside furniture to relax and entertain, a small step up leads to the main lawned area. Large timber storage shed, covered raised bedded ideal for growing of fruit and vegetables, and some further raised beds opposite with mature shrubs and trees dotted around the garden and to the rear is a timber structure which could easily be used as a place for a chicken coup or other animals. To the very rear of the garden is a part natural and fenced boundary providing extensive views over the arable fields to the rear and located to the rear part of the garden is a DETACHED STUDIO accessed via a panelled barn style door which initially leads into an office space with inset LED downlighters, wood effect flooring, electric radiator, double glazed window to front aspect with opening through into:

RECEPTION ROOM

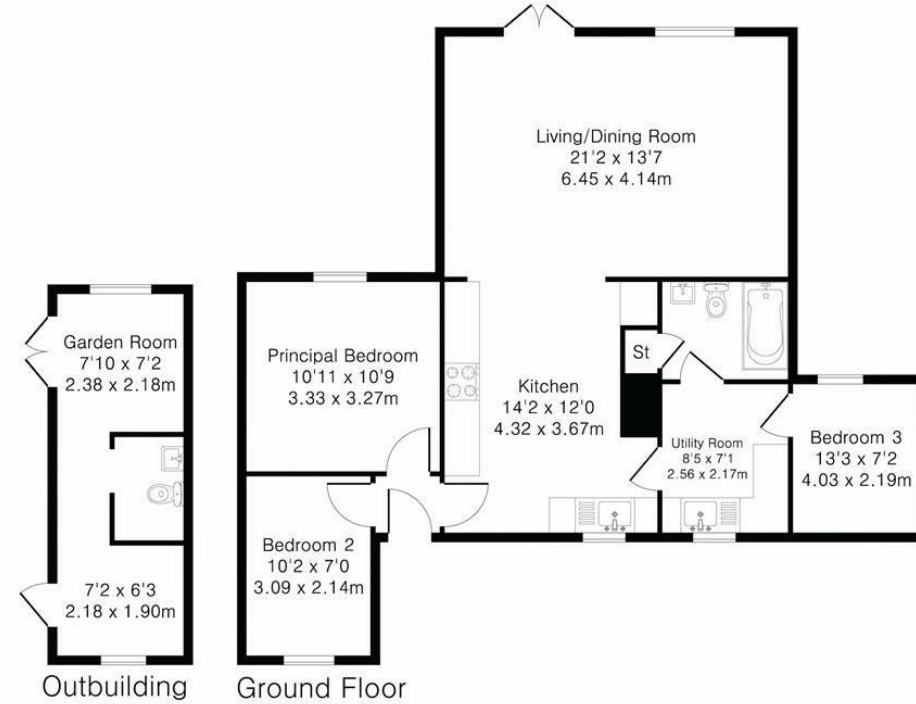
with continuation of the wood effect flooring, inset LED downlighters, double glazed window to rear aspect and a set of double glazed French doors leading out onto garden and opening through into:

POTENTIAL SHOWER ROOM

which currently comprises a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with cold tap, all the fixtures and fittings are there to create a walk-in shower, inset LED downlighters, extractor fan.



Approximate Gross Internal Area 960 sq ft – 90 sq m
 Ground Floor Area 814 sq ft – 76 sq m
 Outbuilding Area 146 sq ft – 14 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	68
(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 £395,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire District 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.