



Lovell Road, Cambridge, CB4 2QN

CHEFFINS

Lovell Road

Cambridge,
CB4 2QN

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Guide Price £575,000

- Semi-Detached Family Home
- Three/Four Bedrooms
- Open Plan Kitchen/Dining Room
- Living Room With Bay Window
- Low Maintenance Rear Garden With Two Patios
- Off Road Parking
- Offered With No Onward Chain

A much improved and immaculately presented semi-detached residence, offering highly versatile accommodation across the two floors, with a low maintenance rear garden, occupying a most convenient location on this highly sought after and quiet residential street, with an ease of access to a wealth of local amenities including Cambridge Science Park, Cambridge North Station and other major commuter links.





LOCATION

Lovell Road, located in the northern part of Cambridge, offers a convenient and well-connected residential setting. The area is close to an array of amenities, including local shops, supermarkets, and cafes, making day-to-day living easy and accessible. Nearby Chesterton provides further options for dining and leisure, while Cambridge Science Park and Business Park are within easy reach for professionals. For those commuting, Lovell Road benefits from excellent transport links, including nearby access to the A14 and M11 for road travel and regular bus services into the city centre. Cambridge North railway station, just a short drive or cycle away, offers direct connections to London King's Cross and other key destinations. Additionally, the area is well-served by schools, parks, and green spaces, making it a desirable location for families and professionals alike.

STORM PORCH

covering the panelled glazed entrance door leading into:

ENTRANCE HALLWAY

with inset footwell, full height radiator, stairs rising to first floor accommodation with sunken understairs storage cupboard with space for washer/dryer as well as wall mounted gas fired Combi boiler providing hot water and heating for the property, tiled flooring with underfloor heating.

SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, heated mirror, heated towel rail, inset LED downlighters with coloured light feature, extractor fan, underfloor heating.

DINING ROOM

continuation of the stone flooring, with underfloor heating, inset LED downlighters, full height radiator, set of sliding doors leading through into:

SITTING ROOM/BEDROOM 4

stone flooring, with underfloor heating, inset LED downlighters, radiator, double glazed bay window to front aspect, opening through into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with work surface with inset stainless steel one and a quarter bowl sink unit with hot and cold mixer tap, drainer to side, tiled splashback, integrated double oven as well as

integrated 4 ring gas hob, tiled splashback, extractor hood above, integrated and concealed dishwasher, space and plumbing for American style fridge/freezer, insets LED downlighters, Velux skylight, underfloor heating and set of double glazed French doors leading out onto garden.

INNER HALLWAY

An expansive and L-shaped space with part vaulted ceiling, stone flooring, electric radiator, Velux skylight, door to front aspect and door leading into garden, panelled glazed door leading through into:

FAMILY ROOM/BEDROOM 5

with wood effect flooring, multiple power points and CAT6 cabling, inset LED downlighters, electric radiator, double glazed windows to both side and rear aspect overlooking garden, set of double glazed French doors leading out onto patio.

ON THE FIRST FLOOR

accessed via the split level staircase, radiator, double glazed window to front aspect, leading to:

LANDING

with loft access, panelled doors leading into respective rooms.

BEDROOM 1

with fitted wardrobe, radiator, double glazed window overlooking garden.

BEDROOM 2

with radiator, double glazed square bay window to front aspect.

BEDROOM 3

with radiator, double glazed window overlooking garden.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath, wall mounted shower head, hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, fitted drawers underneath wash hand basin, further built-in storage cupboard with fitted shelving, wall mounted mirror with lighting feature, heated towel rail, tiled flooring, with underfloor heating, inset LED downlighters, double glazed windows fitted with privacy glass to both front and rear aspects.

OUTSIDE

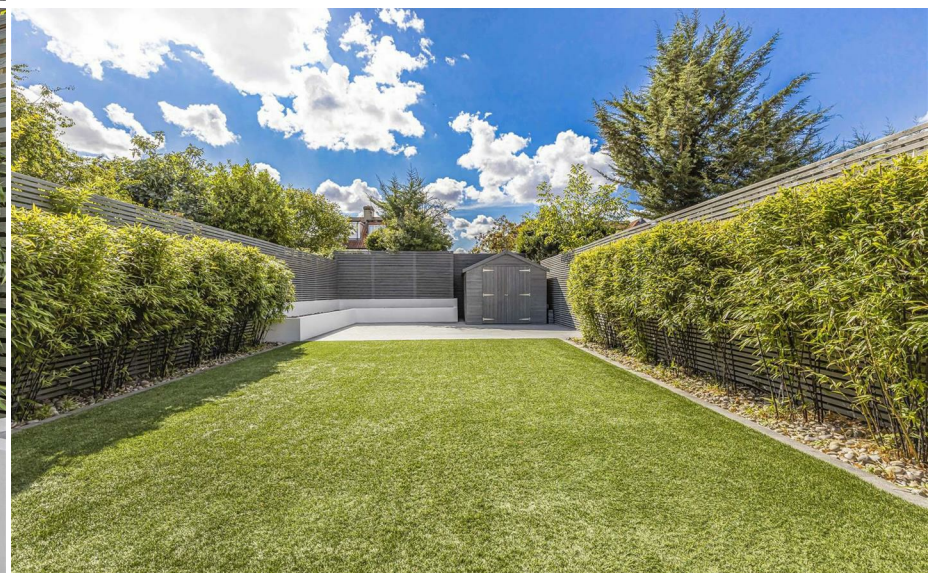
To the rear of the property is a stylish and contemporary garden with a large paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain bordered by mature hedging and beds, this then leads onto the central area laid to artificial grass and in turn leads to a further patio area enclosed by raised bedding and provides a further space to both relax and entertain, ideal point for outside furniture. In the corner of this rear part of the garden is a timber storage shed.



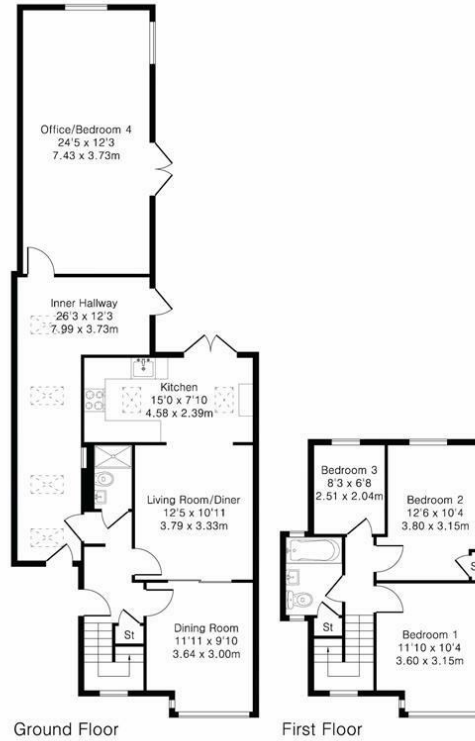
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Guide Price £575,000
 Tenure - Freehold
 Council Tax Band - C
 Local Authority - Cambridge





Approximate Gross Internal Area 1377 sq ft - 128 sq m
 Ground Floor Area 990 sq ft - 92 sq m
 First Floor Area 387 sq ft - 36 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 | 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.