



Perne Road, Cambridge, CB1 3RR

**CHEFFINS**

## Perne Road

Cambridge,  
CB1 3RR

An established an extended bay fronted semi-detached house with courtyard style parking area and driveway, leading to a secure gated area to side. Together with the delightful long, mature rear garden and detached annexe/studio. This property is being offered with no upward chain.

3 2 2

**Guide Price £650,000**





## LOCATION

The property occupies a prominent position within a popular and sought-after residential area on the favoured south side of the city, so conveniently placed for access to a vast range of local amenities, motor routes, and the Addenbrookes campus.

## COVERED PORCH

with tiled step and door with glazed leaded light window leading to:

## ENTRANCE HALL

with two further glazed leaded light and stained glass panels to either side of the door, radiator, picture rail, staircase off to first floor, door to:

## CLOAKROOM

with w.c. and wash hand basin, large built-in storage cupboard downstairs, sealed unit double glazed window with frosted glass to side aspect.

## SITTING ROOM

To front with tiled feature open fireplace, picture rail, fitted shelves and double radiator set into bay window to front aspect with sealed unit double glazed windows.

## LIVING ROOM

with picture rail, two radiators, serving hatch from kitchen, natural wood style flooring, opening through to:

## DINING ROOM & ADJOINING KITCHEN

A wonderful open plan L-shaped space incorporating a kitchen area with stainless steel one and a half bowl sink unit with drawers beneath and space to side and plumbing for washing machine, further base units comprising natural wood style work surfaces with space and plumbing beneath for dishwasher and an extensive range of cupboards and drawers, integrated 4 point gas hob and a further unit incorporating an integrated Siemens oven with storage cupboards above and drawers beneath, pull-out shelved larder unit to side and further small breakfast bar with cupboards and drawers beneath, natural wood style flooring, wall mounted gas fired boiler, space for upright fridge/freezer, further high level storage cupboard with shelves, radiator, sealed unit double glazed windows to side

aspect and opening to DINING ROOM a delightful light and spacious area with high semi-vaulted ceiling and two double glazed Velux windows, radiator, sealed unit double glazed windows to rear aspect overlooking the rear terrace and gardens and a pair of sealed unit double glazed full height French doors leading to the paved terrace.

## ON THE FIRST FLOOR

### LANDING

with trap door to boarded and lined roof space, sealed unit double glazed windows to side aspect with frosted glass.

### BEDROOM 1

with radiator, two sets of built-in wardrobes with cupboards above, fitted shelves, picture rail, sealed unit double glazed windows to rear aspect overlooking the gardens.

### BEDROOM 2

with double radiator set into bay window to front aspect, sealed unit double glazed windows and built-in shelved storage cupboards and built-in wardrobes with cupboards above, fitted shelves.

### BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect, picture rail.

### BATHROOM

with bath with shower attachment and part ceramic tiled walls around, pedestal wash hand basin and low level w.c., built-in shelved storage cupboard, radiator, sealed unit double glazed windows to rear aspect with frosted glass.

### OUTSIDE

To the front of the property there is a pebblestone courtyard style parking area with mature shrubs and bushes to side and a further pebblestone driveway to side which leads to a pair of

wooden gates which in turn provide access to a pebblestone to side with further paved area leading to the rear garden.

Immediately to the rear of the house there is a large paved terrace with mature shrubs to side and a long paved pathway leads down the garden. The delightful mature and generous rear garden is a rather special feature and enjoys a high degree of privacy and seclusion and is laid mainly to lawn with a great variety of mature shrubs, bushes and trees around. There is a further area of garden at the rear of the plot with an old greenhouse and this in turn leads to:

### DETACHED ANNEXE/STUDIO

which has sealed unit double glazed full height doors leading to the paved area and the rear gardens, sealed unit double glazed windows to side aspect, and has great potential for a variety of uses including as a home office, for and door to:

### ENSUITE SHOWER ROOM

with a large walk-in tiled shower area with wall mounted shower unit and sliding glazed doors, pedestal wash hand basin, low level w.c, vertical wall mounted towel rail/radiator, sealed unit double glazed Velux window to rear aspect, extractor fan.

Further secluded garden area with a variety of mature shrubs and bushes around and a timber garden storage shed.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(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 £650,000

Tenure - Freehold

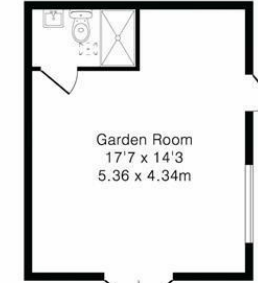
Council Tax Band - D

Local Authority - Cambridge City Council

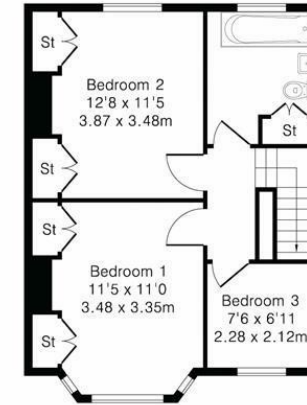
Approximate Gross Internal Area 1388 sq ft – 128 sq m  
 Ground Floor Area 673 sq ft – 62 sq m  
 First Floor Area 465 sq ft – 43 sq m  
 Outbuilding Area 250 sq ft – 23 sq m



Ground Floor



Outbuilding



First Floor



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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