



Cliveden Close, Cambridge, CB4 3LX

CHEFFINS

Cliveden Close

Cambridge,
CB4 3LX

- Garage En-Bloc
- Well Presented and Thoughtfully Extended
- Rear Garden with Southerly Aspect
- Driveway Parking
- Attractive Outlooks Over Recreation Ground
- Well Situated for Local Amenities

A generously proportioned three bedroom semi detached home occupying a sought after position within this popular residential location enjoying attractive outlooks over the recreation ground. The well planned and extended accommodation spans over two floors with a large loft area for storage, benefiting from versatile living extending to approximately 1129 sq. ft. with the added benefit of driveway parking and a garage en-bloc.

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Guide Price £550,000





ENTRANCE HALLWAY

Entrance door, wood effect flooring, doors to:

CLOAKROOM/SHOWER ROOM

with window to the front aspect, suite comprising low level w.c., with Ecoflush button, pedestal wash basin with chrome mixer tap over, wet room style shower area, heated towel rail, tiled floor, tiled walls.

LOUNGE

with window to side aspect, solid oak flooring, understairs storage cupboard, doors to:

DINING ROOM

with triple glazed windows to the side aspect, French doors to the garden, solid oak flooring, fitted blinds.

FAMILY ROOM/BEDROOM 4

with window to the front aspect.

KITCHEN

with window to the rear aspect, range of matching eye and base level units, Corian worktops with inset sink with chrome mixer tap over, inset 4 ring induction hob with extractor hood over, integrated chest level double oven, space for dishwasher, wood effect flooring, cupboard housing hot water cylinder and opening to:

UTILITY ROOM

with window to the rear aspect, range of matching eye and base level units, Corian preparation counter, space and plumbing for washing machine, space for fridge/freezer, wood effect flooring, door to:

BOOT ROOM

with Velux window, door to garden, tiled floor and outside tap, space for tumble dryer.

ON THE FIRST FLOOR

LANDING

with Velux window to the front aspect, loft access via hatch and doors to:

BEDROOM 1

with windows to the rear aspect, fitted wardrobes, fitted blackout blinds.

BEDROOM 2

with windows to the front aspect, fitted wardrobes, fitted blackout blinds.

BEDROOM 3

with window to the rear aspect, fitted blackout blinds.

FAMILY BATHROOM

with window to the side aspect, suite comprising low level w.c. with hidden system, Ecoflush button, vanity unit with inset wash hand basin and chrome

mixer tap over, panelled bath with chrome mixer tap over, heated towel rail, tiled walls and wood effect flooring.

OUTSIDE

The front of the property has been block paved creating parking for two cars leading to the entrance door and feature a well stocked feature bed with a selection of shrubs.

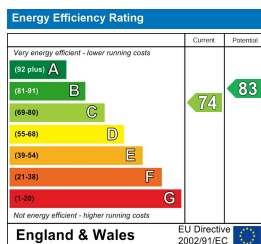
The fully enclosed rear garden enjoys a southerly aspect and is mostly laid to lawn with a patio seating area, storage shed, a selection of shrubs and gated side access.

AGENTS NOTE

The vendor has informed that they currently believe the solar tariffs are not working and therefore the solar for the heating water system is not being used.







Guide Price £550,000

Tenure - Freehold

Council Tax Band - D

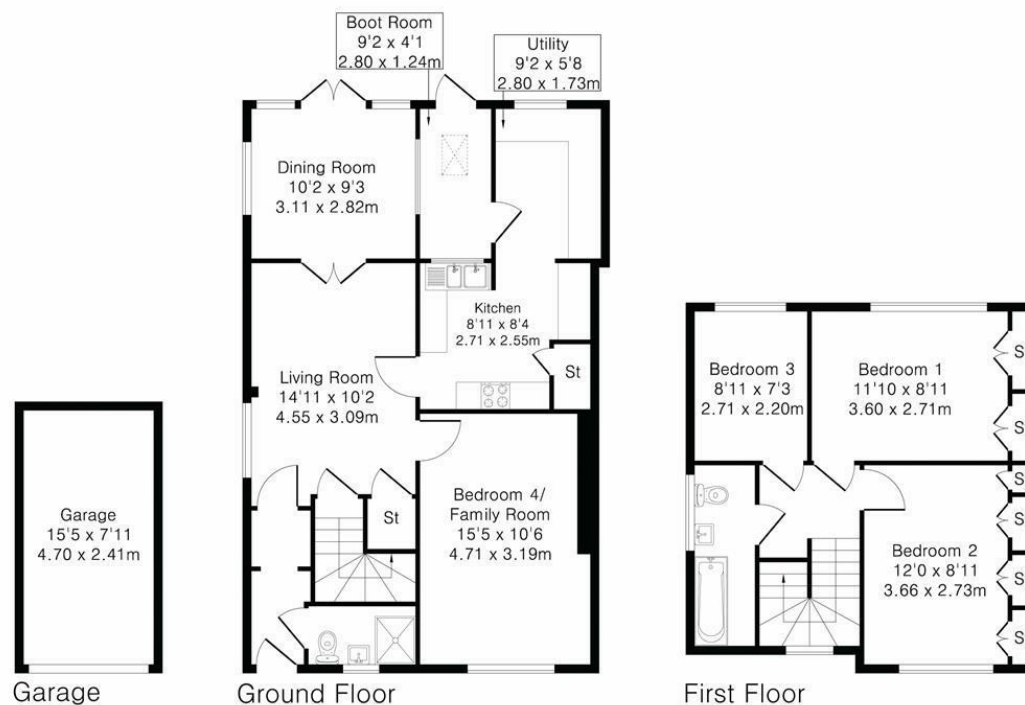
Local Authority - Cambridge

Approximate Gross Internal Area 1129 sq ft - 105 sq m

Ground Floor Area 689 sq ft - 64 sq m

First Floor Area 440 sq ft - 41 sq m

Garage Area 122 sq ft - 11 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

