



Comfrey Court, Cambridge, CB1 9YJ

CHEFFINS

Comfrey Court

Cambridge,
CB1 9YJ

- Detached Family Home
- Four Bedrooms
- Principal Bedroom Suite
- Open Plan Kitchen/Dining Room
- Cleverly Extended
- Large And Private Rear Garden
- Off Road Parking & Garage

An outstanding opportunity to acquire a well-established detached family home, boasting versatile and generously proportioned accommodation. Positioned prominently within a highly sought-after residential development, this property features an exceptionally private rear garden and offers immediate access to a wealth of local amenities, including ARM, Addenbrooke's, and major commuter links.

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Guide Price £695,000





LOCATION

Comfrey Court is a well-situated residential development just off Yarrow Road, offering excellent access to key local amenities and transport links. The area benefits from its close proximity to the Cambridge Biomedical Campus, Addenbrooke's Hospital, and ARM's global headquarters, making it a prime location for professionals working in healthcare, technology, and research. Everyday conveniences are easily accessible, with nearby supermarkets, including Tesco Superstore at Fulbourn and Sainsbury's at Brooks Road. Cherry Hinton High Street, just a short distance away, offers local shops, cafes, and essential services. The area is well-served by public transport, with regular bus routes providing easy connections to Cambridge city centre and the railway station. For those who enjoy outdoor pursuits, Cherry Hinton Hall Park and the Gog Magog Hills are nearby, offering scenic walking and cycling routes. With excellent road links to the A11, A14, and M11, Comfrey Court provides both convenience and connectivity in a desirable residential setting.

STORM PORCH

covering the panelled glazed entrance door leading into:

ENTRANCE HALLWAY

with inset footwell, stairs rising to first floor accommodation with understairs storage cupboard, radiator, inset LED downlighters, coved ceiling, panelled door leading through into:

CLOAKROOM

comprising of a two piece suite with low level w.c. with hand flush, wash hand basin with separate hot and cold taps with tiled splashback, fitted storage cupboard underneath wash hand basin, tiled flooring, radiator, coved ceiling, inset LED downlighter, double glazed window fitted with privacy glass out onto front aspect.

SITTING ROOM

A lengthy space with coved ceiling, radiators, electric fireplace with wooden mantel, double glazed windows overlooking garden with a set of double glazed French doors leading out onto garden/patio.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap and drainer to side, tiled splashback, integrated 4 ring gas hob with tiled splashback, concealed extractor hood above, integrated double oven below, space for fridge/freezer, space and plumbing

for dishwasher and washing machine, wall mounted gas fired boiler providing hot water and heating for the property, continuation of the work surface extends out to create a breakfast bar with further storage cabinets above and wood effect flooring opening to the DINING AREA with coved ceiling, inset LED downlighters, wood effect flooring, window bench seat with double glazed bay window out onto side aspect.

ON THE FIRST FLOOR

LANDING

with loft access, coved ceiling, large full height double glazed window overlooking side aspect and panelled doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with full height built-in wardrobe accessed via sliding mirror doors, coved ceiling, radiator, double glazed window overlooking garden, opening through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle, wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with separate hot and cold tap with tiled splashback, storage cupboard underneath wash hand basin, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with full height built-in wardrobes accessed via sliding mirror doors fitted with railings and shelving, coved ceiling, radiator, vanity ash

hand basin with hot and cold mixer tap located in a double glazed bay window to front aspect.

BEDROOM 3

with coved ceiling, inset LED downlighters, radiator, double glazed window overlooking garden.

BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, storage cupboards underneath wash hand basin, heated towel rail, lighted mirror, shaver point, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 4

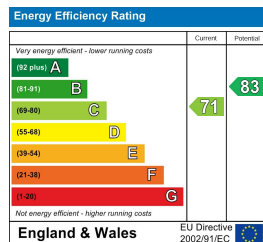
with wood effect flooring, coved ceiling, open storage areas with fitted shelving, one housing immersion heater, radiator, double glazed window to front aspect.

OUTSIDE

To the rear the garden is an exceptionally private space principally laid to lawn with paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. The patio then extends to a paved pathway hugging the lawned area leading to further pergola area as well as the side garage door. The remainder of the garden is enclosed via timber fencing and gravelled bedding as well as a raised timber decking area providing further space to both relax and entertain. Side access gate leading out onto driveway.







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Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1146 sq ft - 107 sq m

Ground Floor Area 612 sq ft - 57 sq m

First Floor Area 534 sq ft - 50 sq m

Garage Area 139 sq ft - 13 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.



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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.



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