



Gough Way, Cambridge, CB3 9LN

**CHEFFINS**



## Gough Way

Cambridge,  
CB3 9LN

A substantial detached residence extending to about 3000 square feet with versatile and well proportioned accommodation arranged over two floors standing within its own established gardens with large driveway, enclosed front and rear gardens as well as integrated garage. Located within this most desirable location on the favoured west side of the city, within the popular Newnham district.

4 2 3

**Guide Price £1,250,000**







**COVERED ENTRANCE**

with outside light, timber and double glazed entrance door leading into:

**ENTRANCE HALLWAY**

double panelled radiator, double glazed windows to the front and side.

**CLOAKROOM**

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap, fitted cupboards, double panelled radiator, rooflight.

**RECEPTION HALLWAY**

with coved ceiling, staircase rising to the first floor with natural timber handrails, painted newel posts and return landing, understairs storage cupboard, radiator.

**LIVING ROOM**

coved ceiling, feature fireplace with gas real flame effect fire, raised granite hearth, radiators, double glazed window to the front, panelled and double glazed door leading to outside and twin glazed doors leading through to:

**DINING ROOM**

with coved ceiling, radiator, and a pair of double glazed sliding doors to the rear leading out to the garden.

**FAMILY ROOM**

coved ceiling, fitted adjustable bookshelving, and storage cupboard, double panelled radiators, double glazed windows to the front and side.

**STUDY**

coved ceiling, double panelled radiator, double glazed window to the side.

**KITCHEN/BREAKFAST ROOM**

fitted range of storage cupboards and drawers to base and eye level, working surfaces, inset single drainer sink unit with mixer tap, dual fuel cooking Range with Miele extractor hood above (currently not working), Fisher and Paykel twin drawer dishwasher (currently needs repair), fitted Miele microwave oven, coved ceiling with inset downlighters, double glazed window to the rear overlooking the garden, radiator.

**UTILITY/BOOT ROOM**

wall mounted Worcester gas fired boiler providing domestic hot water and central heating system, radiator, fitted storage cupboards and drawer, plumbing and space for automatic washing machine, space for tumble dryer, double glazed windows to side and rear, panelled and double glazed door leading to outside.

**ON THE FIRST FLOOR****LANDING**

with access to loft space, cupboard housing lagged hot water tank and slatted shelving, coved ceiling, double glazed window to the front.

**BEDROOM 1**

coved ceiling, range of fitted bedroom furniture, radiator, double glazed window to the rear.

**ENSUITE BATHROOM**

fitted with four piece suite comprising panelled bath, shower, pedestal wash hand basin and low level w.c., tiled walls, double panelled radiator, double glazed and frosted window to the front.

**BEDROOM 2**

coved ceiling, radiator, double glazed window to the front.

**BEDROOM 3**

coved ceiling, radiator, double glazed window to the rear.

**BEDROOM 4**

coved ceiling, radiator, double glazed window to the rear.

**BATHROOM**

fitted with a white three piece suite comprising panelled spa bath, pedestal wash hand basin and low level dual flush w.c., shower unit above bath, radiator, tiling to walls, ceiling with inset downlighters, extractor fan, double glazed and frosted window to the front.

**OUTSIDE**


Block paved driveway with parking for several vehicles, enclosed front garden with mature hedging, gravelled area with adjoining shaped well stocked flowering and shrub beds with central paved area, INTEGRAL GARAGE with remote control up and over door, power and light connected and tap. Gated access to the side with pathway leading to rear garden.

Rear garden is predominantly laid to lawn with a large paved patio area, raised flowering and shrub beds, and further flowering and shrub beds, outside lighting, enclosed by fencing.





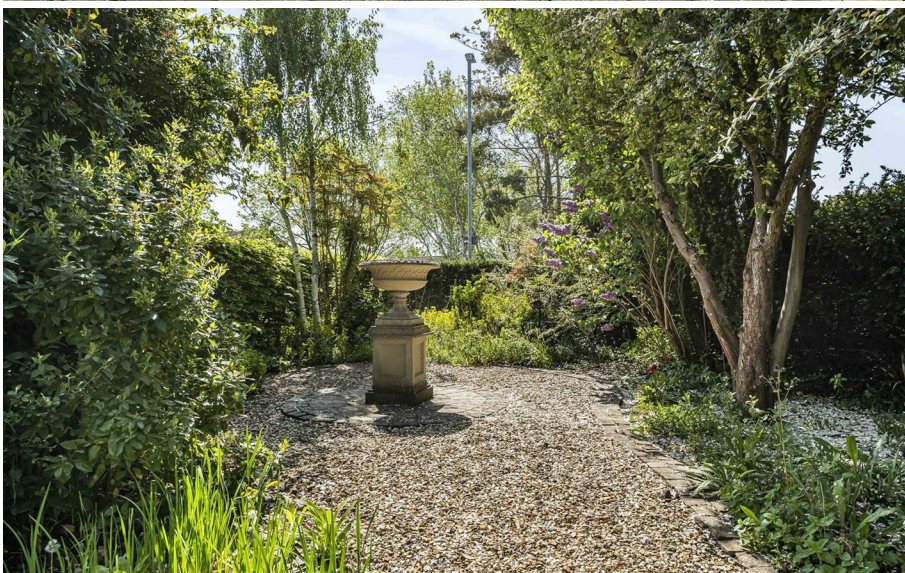


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Guide Price £1,250,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge City Council







## Approximate Gross Internal Area 2324 sq ft - 216 sq m

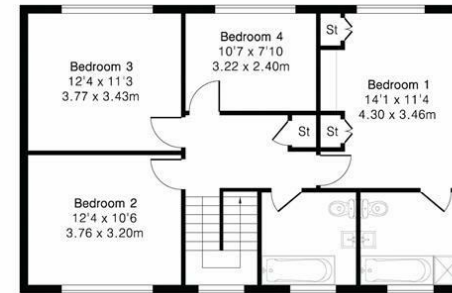
Ground Floor Area 1559 sq ft – 145 sq m

First Floor Area 765 sq ft – 71 sq m

Garage Area 141 sq ft – 13 sq m



Ground Floor



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 practice. 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.

