



Bosworth Road, Cambridge, CB1 8RG

**CHEFFINS**



## Bosworth Road

Cambridge,  
CB1 8RG

- Detached Modern Family Home
- Six Bedrooms
- Open Plan Living/Dining Room
- Family Room With Access To Garden
- Select Part Of The Development, Set Well Back From The Road
- Fantastic Views Over Cherry Hinton Hall Park
- Chain Free

A rarely available and substantial detached family home, offering highly versatile accommodation across two floors. The property benefits from a private south-facing garden and generous off-road parking, occupying a particularly attractive position within this select development, with far-reaching views over Cherry Hinton Hall Park. Ideally located for access to ARM, Addenbrooke's Hospital and major commuter links, all offered with no onward chain.

 6
  3
  4

**Guide Price £950,000**





## LOCATION

Bosworth Road is situated in a peaceful and well-established residential area to the south-east of Cambridge, ideally placed for both family living and professional convenience. The property enjoys close proximity to Cherry Hinton Hall Park, a much-loved green space offering scenic walking routes, a duck pond and children's play areas. The location provides excellent access to Addenbrooke's Hospital and the Cambridge Biomedical Campus, as well as major employers such as ARM, whose global headquarters are just a short distance away. A range of local amenities are within easy reach, including shops, cafes, a library, and health centres, while larger supermarkets and retail parks are only a few minutes' drive away. Families will appreciate the selection of well-regarded schools in the area, both primary and secondary, with further educational facilities available across the city. For those commuting, Cambridge train station offers fast and frequent services to London and beyond, while road connections via the A14, M11, and A10 ensure excellent links to surrounding towns and regional hubs. Combining peaceful surroundings, green open spaces, and superb connectivity, this is a highly desirable location in one of Cambridge's most accessible and well-connected neighbourhoods.



## PANELLED GLAZED ENTRANCE DOOR

with double glazed window adjacent leading into:

## ENTRANCE PORCH

with painted brick walls, doorbell, electricity meter and panelled glazed door leading through into:

## ENTRANCE HALL

with wood effect flooring, coved ceiling, stairs rising to first floor accommodation with understairs storage cupboard, radiator, double glazed window fitted with privacy glass to front aspect, panelled doors leading into respective rooms.

## SITTING ROOM

with continuation of wood effect flooring from the entrance hall, coved ceiling, double panelled radiator, gas fireplace with tiled surround, stone hearth, double glazed windows to side aspect, double glazed bay window to front aspect, set of double panelled doors leading through into:

## DINING ROOM

with coved ceiling, continuation of wood effect flooring from sitting room, radiator, double glazed window to side aspect, double glazed windows and French doors leading through into:

## FAMILY ROOM

with wood effect flooring, radiators, wood panelling to ceiling, double glazed windows to both side and rear aspect, panelled glazed doors leading out to respective side aspects.

## KITCHEN

accessed via a panelled door from the entrance hall and comprises a collection of both wall and base mounted storage cupboards and drawers fitted with wood effect rolltop work surface with inset one and a quarter bowl stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with oven below, tiled splashback, extractor hood above, space for fridge/freezer, tiled flooring, double panelled radiator, double glazed window overlooking garden.

## UTILITY ROOM

continuation of tiled flooring from kitchen, collection of both base and wall mounted storage cupboards, fitted with rolltop work surface with large inset stainless steel sink with hot and cold mixer tap, drainer to side, space and plumbing for washer/dryer, tiled splashback, wall mounted Vaillant gas fired boiler providing hot water

and heating for the property, loft access, double glazed window overlooking garden, panelled glazed door leading to side aspect, opening through into:

## INNER HALLWAY

with tiled effect flooring, panelled doors leading into respective rooms.

## SHOWER ROOM

which comprises of a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding doors, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror cupboard, wood effect flooring, extractor fan, lighting.

## BEDROOM 5

with radiator, double glazed windows to front aspect.

## BEDROOM 6

with radiator, double glazed window with part privacy glazing to front aspect.

## ON THE FIRST FLOOR

## LANDING

with loft access, panelled door accessing airing cupboard with hot water cylinder, fitted timber shelving, double glazed window to front aspect.

## BEDROOM 1

with built-in wardrobes accessed via panelled double doors fitted with railings and shelving, radiator, double glazed bay window to front aspect overlooking communal green area and extending out to Cherry Hinton Hall Park, panelled door leading through into:

## ENSUITE 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 flooring, heated towel rail, wall mounted shaver point, mirror cupboard, extractor fan, inset LED downlighter, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 2

with built-in wardrobes accessed via panelled doors fitted with railings and shelving, radiator, double glazed window overlooking garden.

## BEDROOM 3

with built-in wardrobes accessed via a set of double panelled doors fitted with railings and shelving, radiator, double glazed window overlooking communal green area to the front as well as extensive views over Cherry Hinton Hall park.

## BEDROOM 4

with built-in wardrobes accessed via a set of double panelled doors fitted with railings and shelving, radiator, double glazed window overlooking garden.

## FAMILY BATHROOM

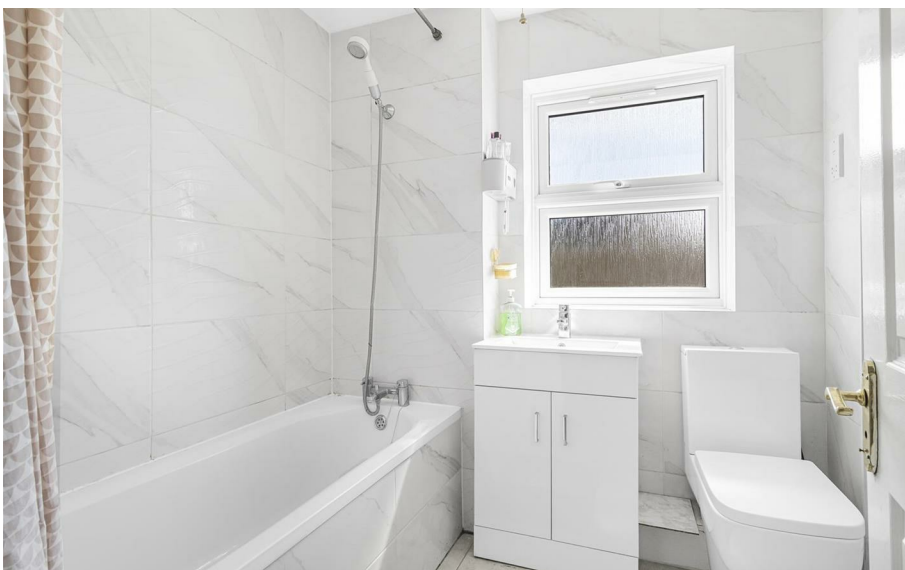
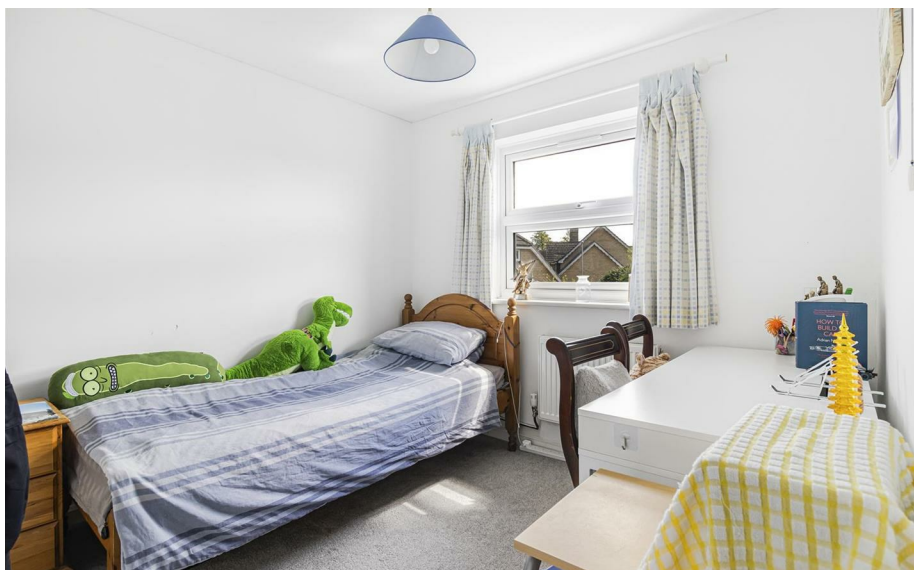
comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, wall mounted shaver point, wall mounted mirror cupboard,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

## OUTSIDE


To the front the property is approached off Cherry Hinton Road leading onto Bosworth Road via a dropped kerb leads onto a tarmac road which is shared amongst the three properties on this section of the road. The drive itself is surrounded by mature trees and areas laid to lawn and provides an attractive approach to the said properties. The road then extends out onto the subject property's front garden which is part block paved and part tarmac with enough parking for four to five vehicles.

To the rear of the property is a wrap-around garden principally laid to lawn with a paved patio area led directly off the rear part of the property. The main lawned area is enclosed by timber fencing. To the right hand side is an extensive further paved patio area providing space to both relax and entertain and benefiting from a southern aspect and can also be accessed via a panelled glazed door from the garden room. Large timber storage shed. To the other side of the garden is a timber access gate leading back round to the front.

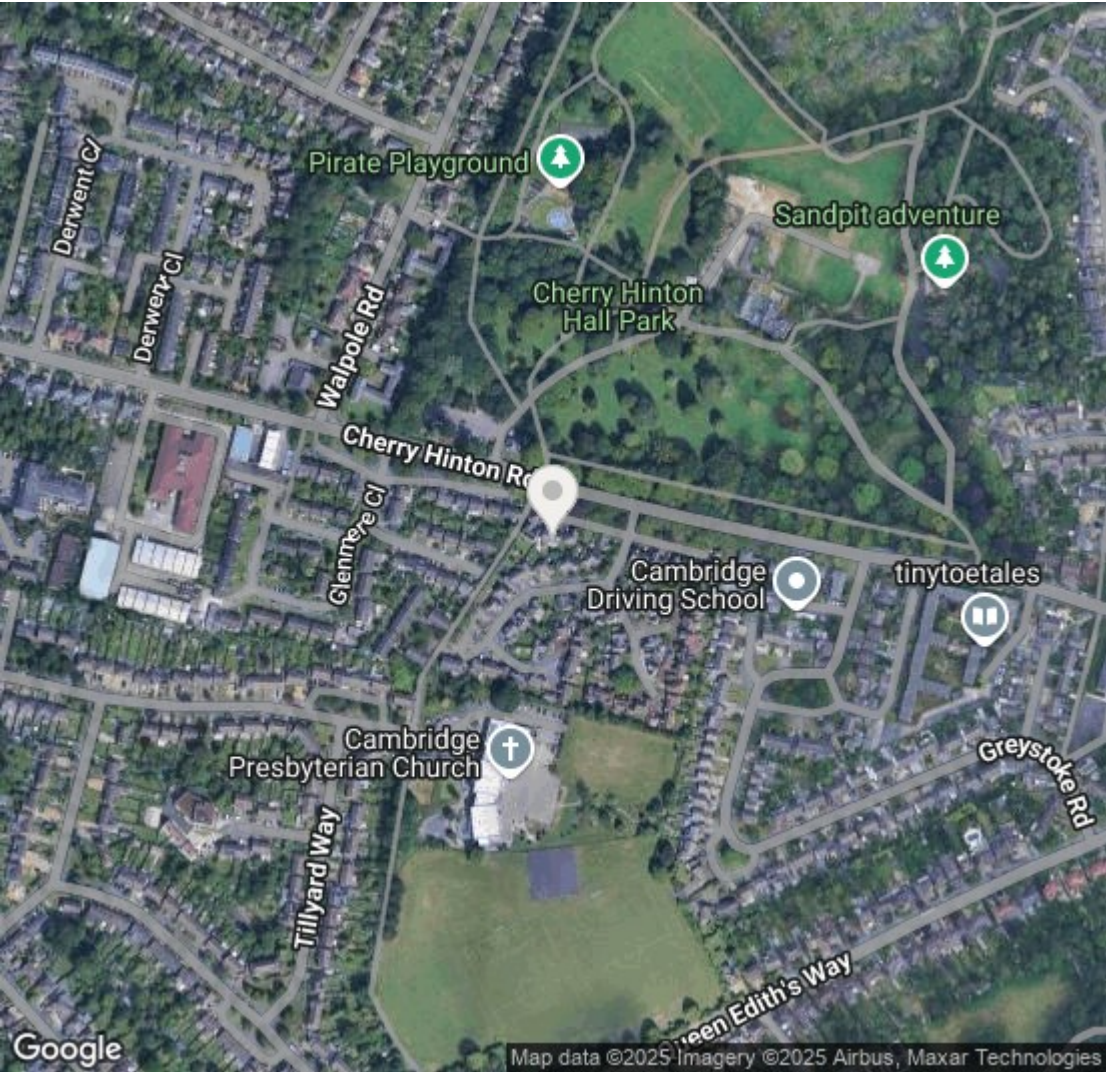






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £950,000  
Tenure – Freehold  
Council Tax Band – F  
Local Authority – Cambridge





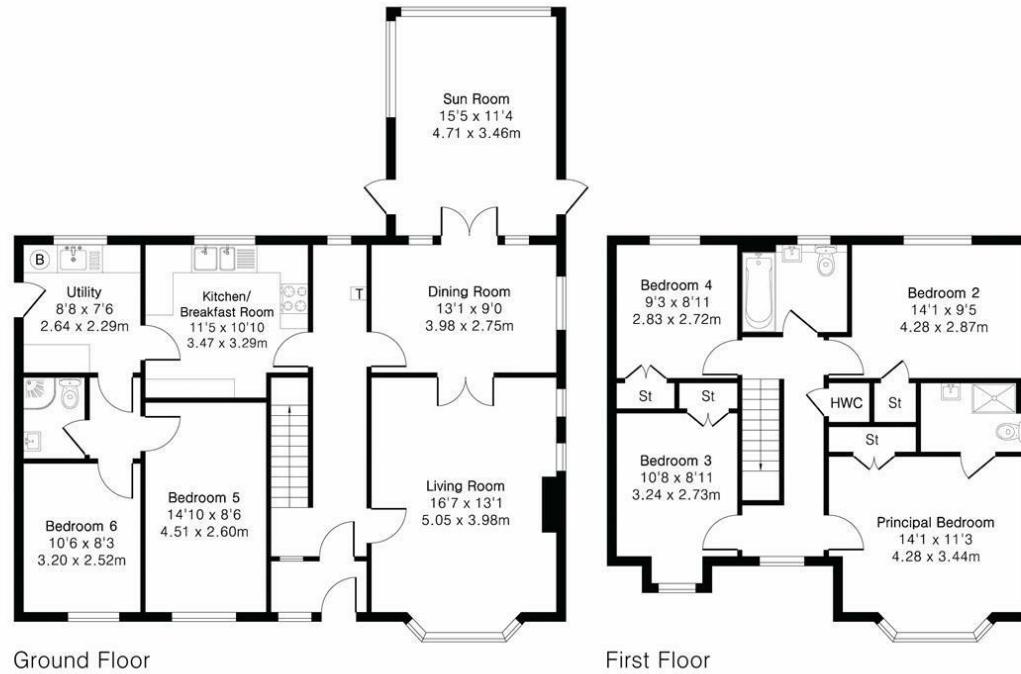




**Approximate Gross Internal Area 1872 sq ft - 174 sq m**

Ground Floor Area 1167 sq ft - 108 sq m

First Floor Area 705 sq ft - 66 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.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.

