



Natal Road, Cambridge, CB1 3NS

**CHEFFINS**



## Natal Road

Cambridge,  
CB1 3NS

An excellent opportunity to purchase this modern semi-detached, bay-fronted family home, designed in the style of Victorian residence, offering well presented and versatile accommodation, with a light-filled open plan kitchen/dining room with bi-folding doors as well as a most unique offering in the form of a coach house to the rear which can be improved to create a highly versatile outbuilding, all situated on this quaint residential street just off the vibrant Mill Road.

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**Guide Price £800,000**





## LOCATION

Natal Road, Cambridge is a sought-after residential street that perfectly balances a peaceful setting with exceptional accessibility and convenience. Tucked just off the vibrant Mill Road, residents enjoy all the benefits of one of Cambridge's most eclectic and characterful areas. Mill Road is renowned for its independent shops, welcoming cafés, diverse restaurants, and regular community events, creating a lively and inclusive atmosphere right on the doorstep. Transport links are excellent, with frequent bus services providing quick access to the city centre, Cambridge railway station, and surrounding areas. For cyclists, Natal Road is ideally placed within Cambridge's extensive network of dedicated cycle routes, making it easy to reach the university, workplaces, and leisure destinations across the city. Families are well served by a range of reputable schools, including St Philip's CofE Aided Primary School, Coleridge Community College, and highly regarded independent schools such as The Perse and St Mary's. Green spaces are close at hand, with Romsey Recreation Ground and Coleridge Recreation Ground offering ideal spots for leisure, exercise, and outdoor play. Everyday convenience is assured with nearby grocery stores, pharmacies, gyms, and community facilities. At the same time, Natal Road retains a sense of residential calm, making it equally appealing to families, professionals, and those seeking a vibrant yet well-connected neighbourhood.

## PANELLED ENTRANCE DOOR

with picture light above and peephole back to front aspect leading through into:

## ENTRANCE HALLWAY

with inset footwell, engineered walnut flooring, stairs rising to first floor accommodation, radiator, panelled door leading through into:

## SITTING ROOM

with continuation of flooring from hallway, remote control gas fireplace with stone surround and glazed frontage, radiators, double glazed bay window to front aspect, understairs storage cupboard fitted with power and lighting, double glazed window to side aspect, set of French doors leading out onto side return courtyard.

## INNER HALLWAY

continuation of the engineered walnut flooring.

## LIVING ROOM

with panelled glazed door leading out onto side return courtyard area and panelled doors leading through into deep storage cupboard.

## CLOAKROOM

comprising a two piece suite with low level w.c. with concealed hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, wooden upstand, wall mounted mirror, radiator, continuation of the engineered walnut flooring from the inner hallway, inset LED downlighter, extractor fan.

## OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprises a collection of contemporary wall and base mounted storage cupboards and drawers fitted with a soft closing feature, granite work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated electric hob with concealed extractor hood above and tiled splashback behind, adjacent to this is an integrated oven and microwave and integrated and concealed fridge/freezer and dishwasher, further storage cupboards include pull-out pantry store, inset LED downlighters, continuation of flooring from inner hallway, opening through into Dining Area, part vaulted ceiling, further engineered walnut flooring, radiators, double glazed sash window looking out to side return, French doors out to the side return, set of bi-folding doors leading out onto patio providing a wonderful aspect of light from the garden.

## ON THE FIRST FLOOR

### LANDING

with stairs rising to second floor accommodation, radiators, loft access, panelled doors leading into respective rooms.

## UTILITY ROOM

with collection of base mounted storage cupboards, rolltop work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, tiled splashback, space and plumbing for washer/dryer, wall mounted Gloworm boiler providing hot water and heating for the property, tiled flooring, storage cupboard, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## FAMILY BATHROOM

comprising of a four piece suite with panelled bath with hot and cold mixer bath tap, shower head attachment, shower cubicle with wall mounted shower head accessed via a glazed door, low level w.c. with concealed hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wooden upstand, wall mounted mirror with lighting feature, heated towel rail, tiled flooring, inset LED downlighter, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## PRINCIPAL BEDROOM SUITE

with a full width set of built-in wardrobes accessed via sliding mirror doors fitted with railings and shelving, radiators, double glazed sash windows to front aspect, panelled door leading through into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head, glazed shower partition, low level w.c. with concealed hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wooden upstand, shaver point, wall mounted mirror, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

## BEDROOM 3

with engineered oak flooring, radiator, double glazed sash window overlooking garden.

## BEDROOM 4

with engineered oak flooring, radiator, double glazed sash window out onto rear aspect.

## ON THE SECOND FLOOR

### LANDING

with double glazed windows out onto rear aspect, panelled door leading through into:

## BEDROOM 2

with a wealth of eaves storage space, radiator, Velux skylight with fitted blinds overlooking garden.

## OUTSIDE

To the rear of the property is a lengthy garden principally laid to lawn with a large block paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, this patio area then continues with a pathway down the garden and bordered by another lawned area to the other side and provides access to the Coach House to the rear which is accessed via a panelled glazed door.

The block paved patio extends round to a pathway leading to the side return ideal space for bike and bin storage or a courtyard area led directly off the kitchen/dining room for private al fresco dining. The pathway further continues round to a secure timber access gate leading back round to the front.

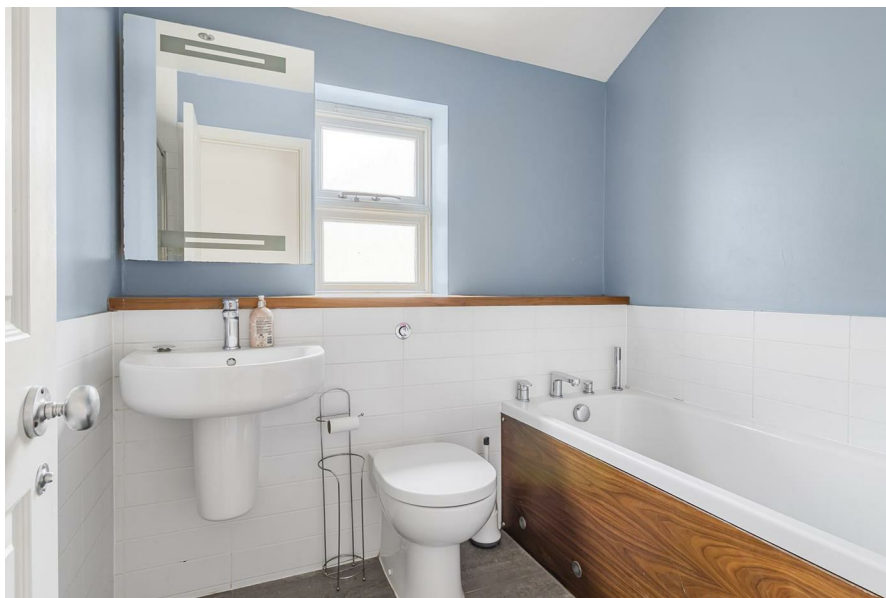
## COACH HOUSE

with accommodation set across two floors.

## GROUND FLOOR

with hardstanding concrete flooring fitted with power and lighting, stairs rising to the first floor with vaulted ceilings, panelled windows and Velux skylights to both front and rear aspects, exposed timber flooring, and provides a wonderful opportunity to further improve this space to the side.







**Approximate Gross Internal Area 1406 sq ft - 130 sq m  
(Excluding Outbuilding)**

Ground Floor Area 639 sq ft – 59 sq m

First Floor Area 571 sq ft – 53 sq m

Second Floor Area 196 sq ft – 18 sq m

Outbuilding Ground Floor Area 346 sq ft – 32 sq m

Outbuilding First Floor Area 346 sq ft – 32 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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| 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>                            |         |           |
| (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 |         |           |
| England & Wales                             | 77      | 81        |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £800,000

Tenure – Freehold

Council Tax Band – F

Local Authority – Cambridge City Council

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.



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