



17 Kimberley Road, Cambridge, CB4 1HG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

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Cambridge | CB4 1HG

Guide Price £1,100,000

- A stunning, bay-fronted Victorian home
- Four double bedrooms
- Newly refurbished double glazed sash windows
- Semi-detached
- Arranged over three floors
- City centre location in the heart of De Freville
- Garden studio
- Newley installed Vaillant boiler

The Property

A charming, Victorian, semi-detached home, situated on the highly desirable Kimberley Road, in the heart of De Freville. Combining convenience with grandeur, this beautiful property is located a short walk to Midsummer Common, The River Cam and Cambridge's historical city centre. Arranged over three floors and retaining its original cornices and corbels, this Victorian delight provides well-proportioned and well-balanced living accommodation with many other attractive period features complementing its beautifully presented interior.

The Accommodation

A beautiful stained glass door provides access to a prominent entrance hall with Karndean laminate flooring, stairs to the first floor and a cleverly designed, understairs built-in side unit. Off the entrance hall is a dining/living room with original wood flooring, dual aspect with bay window to front, French doors leading to a small courtyard and two feature fireplaces with tile surround and mantle. The kitchen has been updated to provide a practical space with ample storage, wooden worksurface space with steel sink unit and a traditional working Aga. The kitchen has been extended, providing an additional utility area with a wet room and WC, and a tranquil garden room/conservatory with a newly installed solar glass roof and double doors to the rear.

The first-floor split level landing gives access to a nicely proportioned double bedroom with a feature fireplace and aspect to rear. The family bathroom boasts a free-standing roll top bath, low level WC and pedestal hand washbasin.





Also on the first floor, are two further bedrooms, one of which being a large principle bedroom with built-in storage space, feature fireplace with mantle and aspect to front. Making your way to the second floor, you are met with a secondary bathroom which has a standalone shower cubicle, inset washbasin and low level WC. Adjacent, you will find another large double bedroom with an oriel window commanding lovely views of the rear garden, a spacious walk-in wardrobe and real wood flooring.

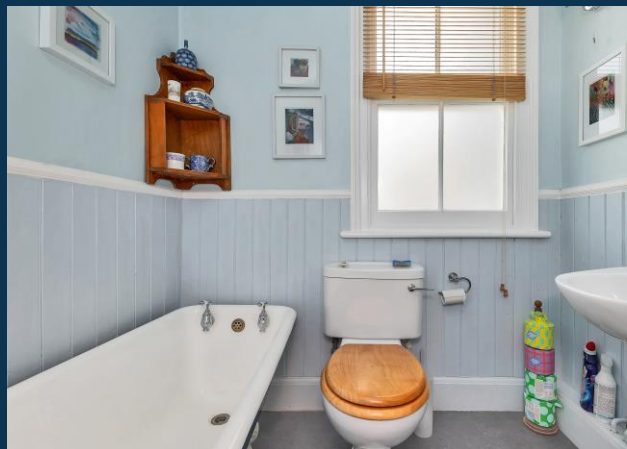
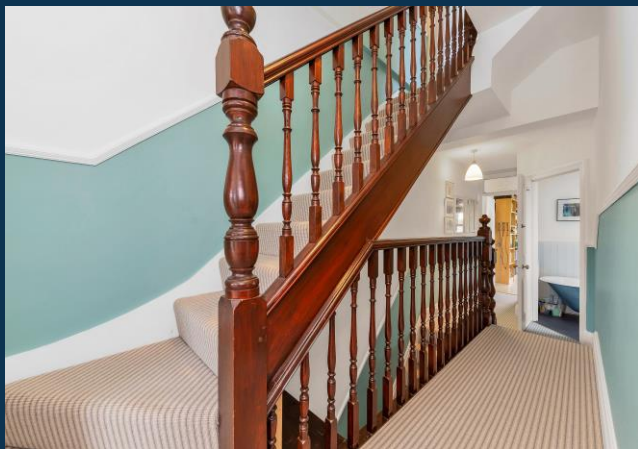
Outside

The front of the house is set back off the road, behind a low walled garden with low growing conifer, honeysuckle and a crabapple tree. A quarry tiled path leads you to a stunning stained glass front door. The westerly facing rear garden has a number of beautiful flower beds, shrubs and mature trees. At the end of the garden, you have a patio area, ideal for alfresco dining, along with a useful and well-constructed garden studio which benefits from having both mains water and electricity.

Tenure - Freehold
Property Type – Semi detached
Local Authority – Cambridge City Council
Council Tax – F
EPC - D









Total Area: 174.5 m² ... 1878 ft²

All measurements are approximate and for display purposes only

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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