



4 Roe Deer Close  
Cambridge, CB1 9YY

**Guide price £575,000**





## 4 Roe Deer Close

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- 3 double bedrooms
- Off-road parking
- Quiet residential location
- Detached property

A well-presented 3-bedroom, detached home of over 1,000 sq.ft, situated in a cul-de-sac in a sought-after area of Cherry Hinton, with the benefit of an integrated garage and further off-street parking.

An entrance porch leads into a spacious living and dining room, full of light thanks to the open plan layout. There is a conservatory off the dining area that has views over the rear garden, with access to it via double doors. The conservatory is currently a wonderful children's playroom, though it could easily be used as additional dining or living space. The kitchen is well-fitted with storage cupboards, plenty of worktop space, an electric hob and oven, and space for appliances, as well as a useful pantry cupboard. The separate utility area has a sink, further space for white goods, as well as access to the rear garden. There is also a downstairs WC and access to the integral garage.

Upstairs, there are three good-sized double bedrooms and a family bathroom. The primary bedroom has a large bay window, integrated wardrobes, and an ensuite with a shower cubicle,







fitted mirrored cabinets, basin, WC, and towel rail. The second bedroom, which has views over the rear garden, benefits from a large walk-in wardrobe. The family bathroom is well modernised and is fully tiled with a bath with a shower over, WC, basin, fitted mirrored cabinets and towel rail. On the landing there is access to a partially boarded loft space.

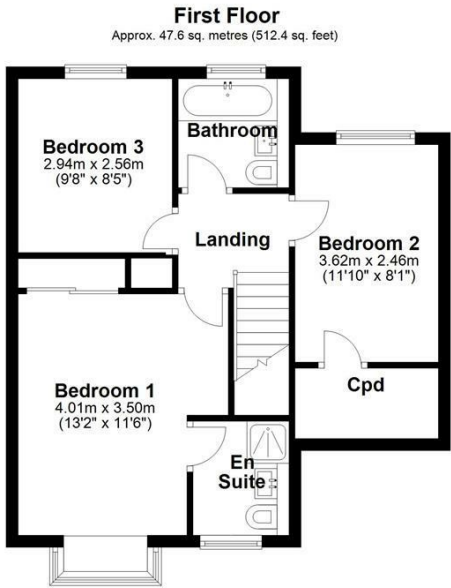
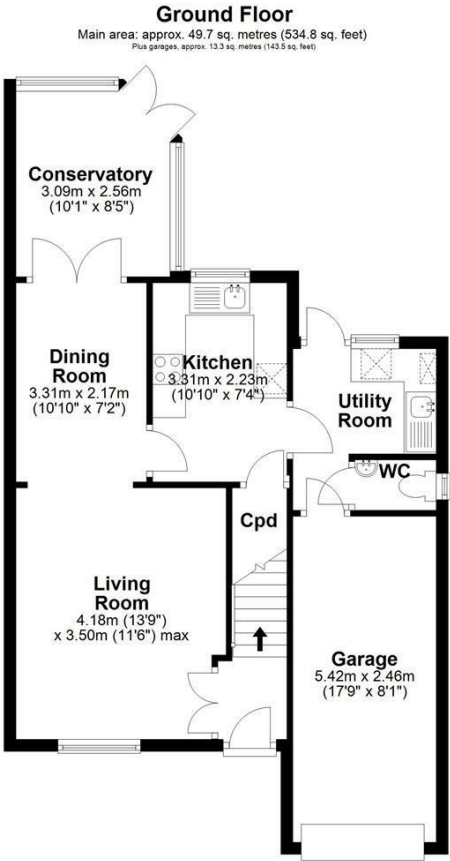
There is double glazing throughout and gas-fired central heating. There is underfloor heating in the family bathroom and conservatory.

To the front of the property is a front garden area and driveway in front of the garage. There is side access leading to the well-established and south-easterly facing garden. There is a patio area directly behind the property and a lovely lawn surrounded by mature trees providing excellent privacy.

What3words: ///drops.models.spaces





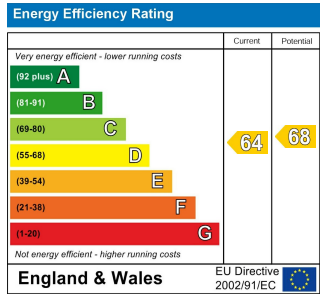


Main area: Approx. 97.3 sq. metres (1047.2 sq. feet)  
Plus garages, approx. 13.3 sq. metres (143.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: E

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