



12 Crowthorne Close, Cherry Hinton
Cambridge, CB1 9LZ

Offers over £600,000



12 Crowthorne Close, Cambridge, CB1 9LZ

- Generous corner plot
- 2 garages & a large driveway
- No onward chain
- Potential to extend (STPP)
- Cul-de-sac position
- 3 bed, 2 recep, 1.5 bath

A rare opportunity to acquire a detached residence with 2 separate garages, offering scope to develop, subject to the necessary consents. The house is no chain & enjoys a cul-de-sac position in CB1.

This detached house has been well maintained by our owner for over 22 years. Various benefits include a private garden, a refitted kitchen & 2 garages equipped with Hormann electric roller doors.

The accommodation briefly comprises an entrance porch with door to an inner hall providing space for coats, footwear & stairs leading to the first-floor. The living room is finished with attractive Karndean flooring which continues through to a bright open-plan kitchen/dining room with bi-folding door to the private rear garden. The kitchen has a breakfast bar peninsula & is fitted with a modern range of base and eye-level units; integrated appliances include a microwave, oven & electric hob with extractor over. A door from the kitchen leads to the first of the adjoining garages which has a utility area with additional units, door to the rear garden & access to a refitted cloakroom W.C. The 2nd garage is particularly sizeable, has been fully insulated & has double glazed doors to the rear garden. The garage has soil pipes and foundations in place to convert/extend to a self-contained





annexe or additional dwelling, subject to planning.

Upstairs are 3 bedrooms, 2 of which are comfortable doubles & bedroom 3 serving as a study. The bathroom includes a separate bath & shower.

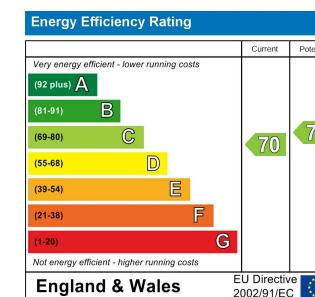
At the front of the property there is a well-maintained open-plan lawned garden with a boundary wall & ample driveway parking. Both garages have electric roller doors. The rear garden is due south-east, has a patio, greenhouse, 2 storage sheds & an ornate pond.

Cherry Hinton is a thriving, sought-after south city suburb, incredibly well served by High Street with a variety of shops, pubs & eateries, plus leisure & health facilities. There is a major Tesco supermarket nearby & schooling for all ages.





Energy Efficiency Graph



Tenure: Freehold
Council tax band: B

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