



Marlowe Road, Cambridge
CB3 9JW

Pocock+Shaw

30 Marlowe Road
Cambridge
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An attractive bay-fronted Edwardian residence in one of the most popular locations in Newnham

- 4 Bedrooms
- Family bathroom and shower room
- Spacious reception room with wood burner
- Light and airy kitchen/breakfast room
- Double glazed sash windows and many appealing features
- Mature westerly facing rear garden
- Insulated garden office
- Viewing highly recommended

Guide Price £1,100,000



Marlowe Road is a no-through road (for cars) and is situated to the south edge of Newnham 'village' lying off Grantchester Meadows which again is a no through road and turns into a footpath and leads from Newnham, adjacent to the River Cam to Grantchester.

Newnham is well served in terms of everyday shopping facilities which include a chemist, butcher, bakery, post office, mini supermarket, church and a popular pub, The Red Bull.

At the far end of Marlowe Road is a foot/cycle path which leads to Millington Road and to Millington Road Nursery School with Barton Road beyond. Newnham Croft Primary School is nearby along Chedworth Street which is the 'feeder' school into Parkside Secondary School whilst independent schools including St John's and Kings College Schools and The Leys are within walking/cycling distance (for most).

The property has been extended to provide a second floor bedroom and shower room) as well as a side extension to the kitchen area, which allows lots of light from the southerly facing roof windows. The property retains many period and attractive features and has been in the same family for 30 years. All the original windows have been upgraded to heritage-standard double glazed units. Viewing comes highly recommended.

In detail the accommodation comprises;

Entrance Hallway with cornicing, coving with decorative corbells, radiator, stairs to first floor, bleached and oiled floorboards, door with glass pane over to

Sitting/dining room 25'4" x 11'6" (7.71 m x 3.50 m) with bay window to front with sash window, picture rails, attractive mantle piece with open fireplace (the chimney is functional) tiled inset and hearth, further chimney breast with Morsø cast iron wood burner on A slate base, two radiators, built in shelving, wall light points, attractive bleached and oiled floorboards, under stairs cupboard with hanging rail and adjacent cupboard with shelving, high level glazed panel and wide opening to

Kitchen/breakfast room 14'4" x 15'2" (4.36 m x 4.63 m) with Norwegian Lyssand double glazed door and window to garden, part vaulted side area with two velux windows providing lots of light, good range of - white contemporary wall and base units with under unit lighting, marble tiled splashbacks, oak work surfaces, one and a half bowl stainless steel sink unit and drainer with triple tap and water filter connected, built in Miele four ring gas hob with Miele extractor hood over and Miele electric oven below, plumbing and space for washing machine and dishwasher, wall light points, vertically mounted radiator, new (2022) Vaillant combination boiler, quarry tiled flooring to kitchen area maple flooring to rest of room.

First floor

Landing Timber staircase to first floor, recessed ceiling spotlights, built in cupboard with hanging rail and shelving, radiator.

Bedroom 3 13'1" x 8'10" (3.98 m x 2.68 m) with bay sash window to front, period cast iron fireplace, built in shelving, radiator.

Bedroom 2 12'0" x 8'11" (3.66 m x 2.73 m) with sash window to rear, built in shelving, radiator.

Bedroom 4 15'3" x 9'3" (4.64 m x 2.83 m) with sash window to rear with views to garden, vaulted ceiling with two velux windows, high level built in cupboard, radiator, painted floorboards, wall mounted spotlight unit.

Bathroom () with vaulted ceiling with velux window to front, pine tongue and groove panelled bath with mixer Grohe thermostatic bath/shower mixer over, tiled surround, vanity wash hand basin with tiled splashbacks and mirror over, chrome heated towel rail, wc, extractor fan, wall light, recessed ceiling spotlights.



Second floor

Landing with velux window to rear, recessed ceiling spotlights, door to shower room (see later)

Bedroom 1 16'4" x 11'2" (4.97 m x 3.41 m) with two velux windows to front, sash window to rear with views to garden, vertically mounted tubular radiator, eave storage cupboard, further velux window, built in wardrobe to one wall, wall light points, pine timber floorboards.

Shower room with window to rear, fully tiled shower unit with Grohe thermostatic shower unit, extractor fan, wc, corner wash hand basin with mirror fronted unit over, recessed alcove with wall light point, under floor heating.

Outside Small front garden set behind a screening evergreen hedge and pathway to front door.

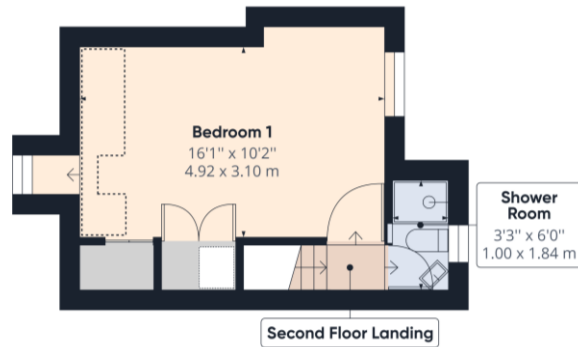
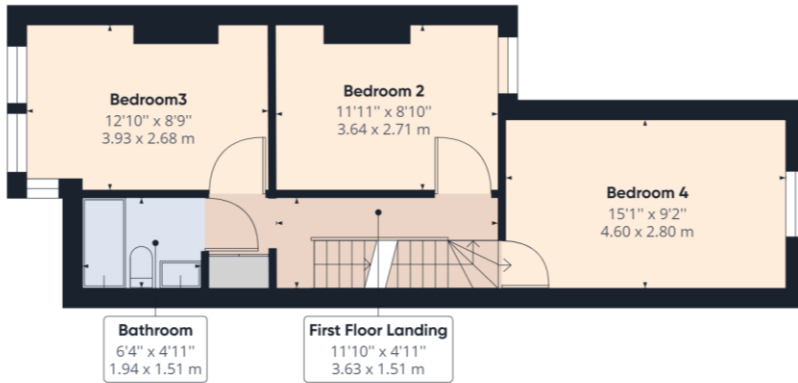
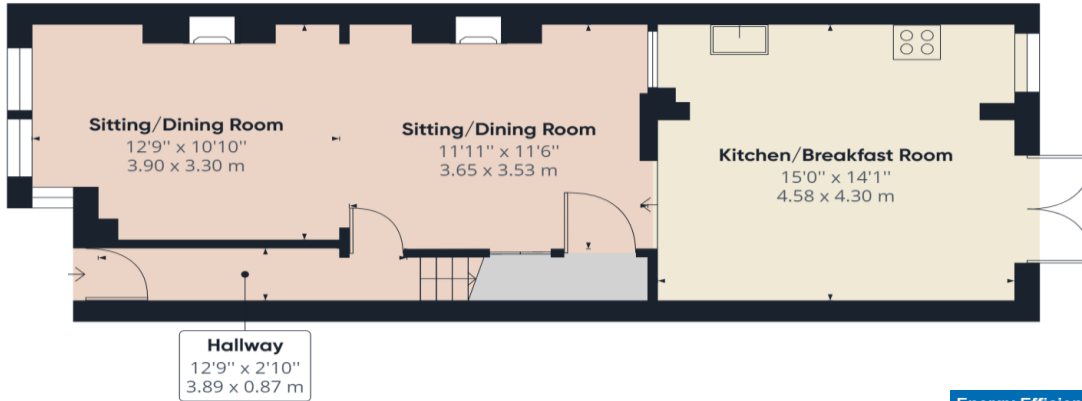
Attractive mature westerly facing rear garden 60ft approx) with a paved patio area adjacent to the rear of the house leading onto a lawned, pathway, mature apple tree and well stocked flower and shrub borders. Timber edged flower borders with large (3m x 3m) Insulated, garden office with pine tongue and groove flooring, double-glazed window, lighting, and electrical supply. Adjacent lean-to log/bike store with paved path to rear access gate. Paved area to front of studio, further timber store unit to side.

Tenure The property is Freehold

Council Tax Band

Viewing By Arrangement with Pocock & Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Approximate total area

1212.59 ft²
112.65 m²

Reduced headroom

23.27 ft²
2.16 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested