



Cranesbill Close, Cambridge
CB4 2YQ

Pocock+Shaw

59 Cranesbill Close
Cambridge
Cambridgeshire
CB4 2YQ

A spacious end terrace townhouse with a landscaped rear garden and 2 parking spaces, offering ease of access to the Cambridge Science Park, Cambridge North Station, A14/M11 road networks and the city centre.

- A spacious 3 bedroom end terrace townhouse
- Bright and airy accommodation
- Kitchen/ Breakfast Room
- Living Room
- 3 double bedrooms
- Principal bedroom with dressing area and en-suite shower room
- Family bathroom
- 2 allocated parking spaces to rear
- Delightful landscaped sunny rear garden
- Fibre optic internet

Guide Price £475,000



Cranesbill Close forms part of the Orchard Park development situated on the north side of the city, conveniently placed for the A14 road network which links with the A1 to the north and the M11 to the south. Local facilities within the development include a primary school, community centre, a variety of sports fields, skate park, recreation park with children's play area and a variety of shops and takeaways including a Tesco Express supermarket. The development is also located just a short distance from Cambridge Regional College and The Cambridge Science Park. The Guided Busway has stops nearby and offers regular services around the city along with links to St Ives and Huntingdon.

This modern townhouse is constructed with brick elevation and a tiled roof. Arranged over three floors, this property offers light and airy accommodation with 3 double bedrooms and a delightful landscaped sunny rear garden. The vendor has also provided us with the following comments which may be of interest to a potential purchaser;

Several families who live in the cul-de-sac and their children have all made friends with each other. There are three children's playgrounds on orchard park and three community centres within the area (less than 0.5 miles). Local fitness groups meet on the park right next door.

In detail, the accommodation comprises;

Ground Floor

Storm porch with courtesy light and part glazed front door to

Entrance hallway with stairs to first floor, radiator, ceiling mounted spotlight unit, ceramic tiled flooring.

Cloakroom with WC, wash handbasin with tiled splashbacks, radiator, extractor fan, ceramic tiled flooring.

Kitchen/ Breakfast room 13'9" x 8'5" (4.18 m x 2.56 m) with window to front, excellent range of fitted wall and base units with roll top work surfaces with upstands, four ring gas hob with stainless steel

splashbacks and chimney extractor hood over, electric double oven below, integrated fridge/freezer, integrated dishwasher and washing machine, one and a half bowl sink unit and drainer, cupboard housing the Ideal Logic Heat 12 boiler.

Sitting/ Dining room 15'0" x 13'1" (4.58 m x 4.00 m) patio doors and window to rear garden, TV point, two radiators, large understairs cupboard.

First Floor

Landing with radiator, stairs to second floor and doors to

Bedroom two 15'0" x 10'0" (4.56 m x 3.06 m) with two windows to rear, two radiators.

Bedroom three 15'1" x 9'3" (4.60 m x 2.83 m) with two windows to front, radiator.

Bathroom with window to side, panelled bath with fully tiled surround, mixer taps with shower attachment and folding glass shower screen, WC, wash handbasin with tiled splashbacks, radiator, shaver point, extractor fan, ceramic tiled flooring.

Second Floor

Second floor landing with airing cupboard housing the Kingspan hot water tank with slatted wood shelving over.

Bedroom one 11'6" x 11'6" (3.50 m x 3.50 m) with window to front, radiator, loft access hatch, TV point, opening onto

Dressing area 9'4" x 6'9" (2.84 m x 2.05 m) with velux window to rear, radiator, door to

En suite shower room with velux window to rear, fully tiled and enclosed shower cubicle with chrome shower unit, wash handbasin with tiled splashbacks, WC, ceramic tiled flooring, extractor fan, recessed ceiling spotlights, radiator, shaver point.



Outside The property enjoys an east/west orientation with full sun to the front in the morning and rear as the day progresses. Open plan front garden area with paved area, gas and electric meters, well tended and stocked and timber edged borders. To the side of the property there is a driveway leading to the parking area (communal). The enclosed rear garden 8.49m x 5.2m is another particular feature of the property with attractively planted borders (including lilac, honeysuckle, roses, etc.) and paved patio area adjacent to the rear of the property leading onto a lawn, timber shed on paved base with mature buddleia to the side, side access gate.

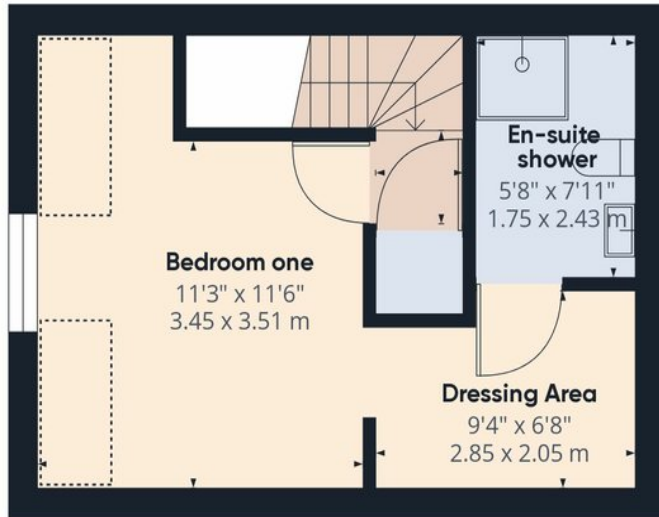
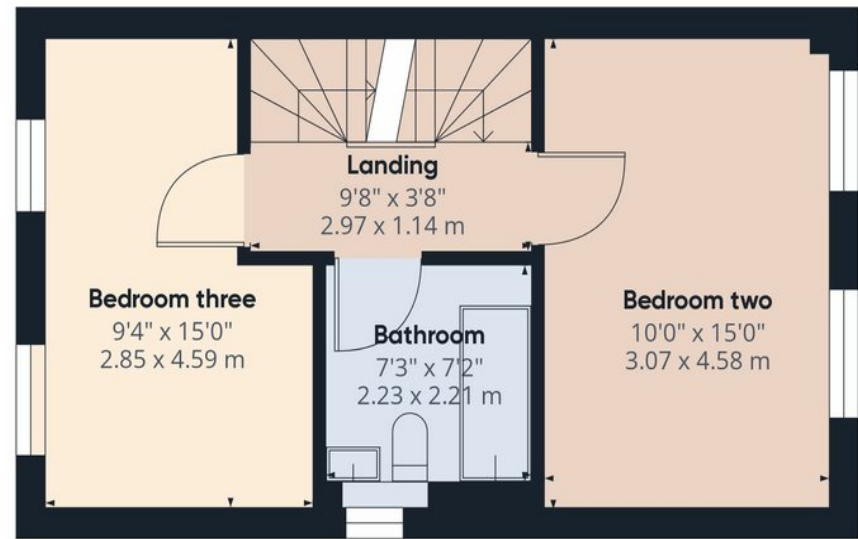
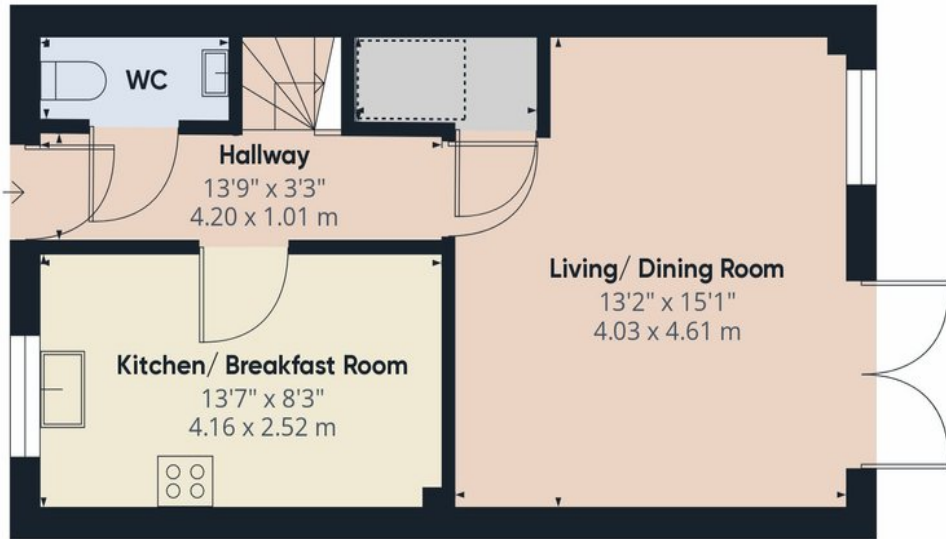
Services All mains services.

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw





Approximate total area

1077.23 ft²
100.08 m²

Reduced headroom

121.38 ft²
11.28 m²

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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

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