



Hayster Drive, Cambridge, Cambridgeshire
CB1 9PB

Pocock+Shaw

13 Hayster Drive
Cambridge
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An impressive 4 bedroom detached family home situated in the centre of Cherry Hinton, ideally placed within the immediate vicinity of the Spinney Primary School. The property is a short walk from a wide range of local amenities with Addenbrookes Hospital and Cambridge City Centre within easy reach.

- Impressive detached family home
- South facing rear garden
- 4 generous bedrooms
- Spinney Primary School catchment
- Popular residential location
- Gas radiator central heating
- Refitted family and en-suite bathrooms
- Situated in the centre of the village

Guide Price £695,000



Hayster Drive is a well presented family home offering well proportioned accommodation arranged over two floors. The property is located in the immediate vicinity of the Spinney Primary School and a short walk from Cherry Hinton village centre with its wide range of amenities, shops and restaurants. Cambridge City centre and Railway Station are within easy reach of Addenbrookes Hospital being approximately 2 miles away.

Entrance Hall Double glazed door to the front, stairs to the first floor, double glazed window to front, coat storage area

Cloakroom WC, wash basin, tiled splashback, laminate flooring

Study 9'6" x 5'1" (2.91 m x 1.56 m) Double glazed window to the front, radiator, laminate flooring

Sitting Room 15'0" x 13'3" (4.58 m x 4.06 m) Double glazed window to front, two radiators, feature fireplace with inset gas appliance (NB disconnected and not in use), marble style hearth with wooden mantle over, multipaned doors to the dining room.

Dining room 10'6" x 10'4" (3.22 m x 3.17 m) Double glazed sliding doors to the garden, radiator, sliding glass serving hatch to the kitchen

Kitchen 10'6" x 9'9" (3.2 m x 2.98 m) Full range of wall and eye-level units, extensive working surfaces with an inset 4 Ring gas hob, electric oven under, extractor over, single drainer sink with mixer tap, tiled splashback, space for a range of appliances, radiator, double glazed window with a view of the garden, door to breakfast room

Breakfast Room 8'6" x 11'8" (2.61 m x 3.57 m) Double glazed window to the rear, double glazed French doors to the garden, Cupboard containing Vaillant central heating boiler, door to utility room

Utility Room 7'5" x 7'3" (2.26 m x 2.21 m) Single drainer sink with stainless steel splash back, double cupboard under

Landing Loft hatch to roof space with ladder, doors to;

Bedroom 1 12'6" x 10'7" (3.81 m x 3.24 m) Double glazed window to the rear, radiator, fitted wardrobe, door to en-suite;

En-suite Corner shower cubicle with wall mounted controls, WC, vanity wash basin with cupboard under, double glazed window to the side, chrome heated towel rail

Bedroom 2 12'1" x 9'3" (3.69 m x 2.83 m) Double glazed window to the front, large walk-in closet with shelving and hanging rails, radiator

Bedroom 3 10'8" x 7'10" (3.27 m x 2.41 m) Double glazed window to the rear, radiator

Bedroom 4 9'6" x 7'9" (2.91 m x 2.38 m) Double glazed window to the front, built in single wardrobe, over stairs storage cupboard, radiator

Family Bathroom Refitted suite comprising; wash basin with range of storage under, WC, panelled bath with fitted shower screen and wall mounted shower and controls, double glazed window to front, airing cupboard with hanging rails

Outside The front garden is laid to lawn and features an attractive cherry blossom tree, there is a parking space and gated pedestrian access to the rear garden which measures 44ft x 36ft and commences with an extensive paved patio area with a pathway to a timber shed. The well tended lawn is surrounded by timber fencing and features a wide range of flower and shrub beds. There is also an outside tap and motion sensor lighting

Tenure The property is Freehold

Council Tax Band E

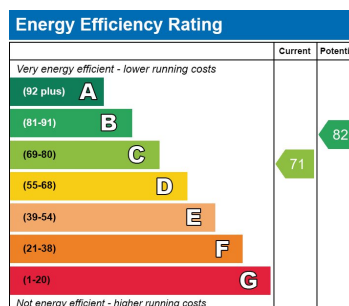
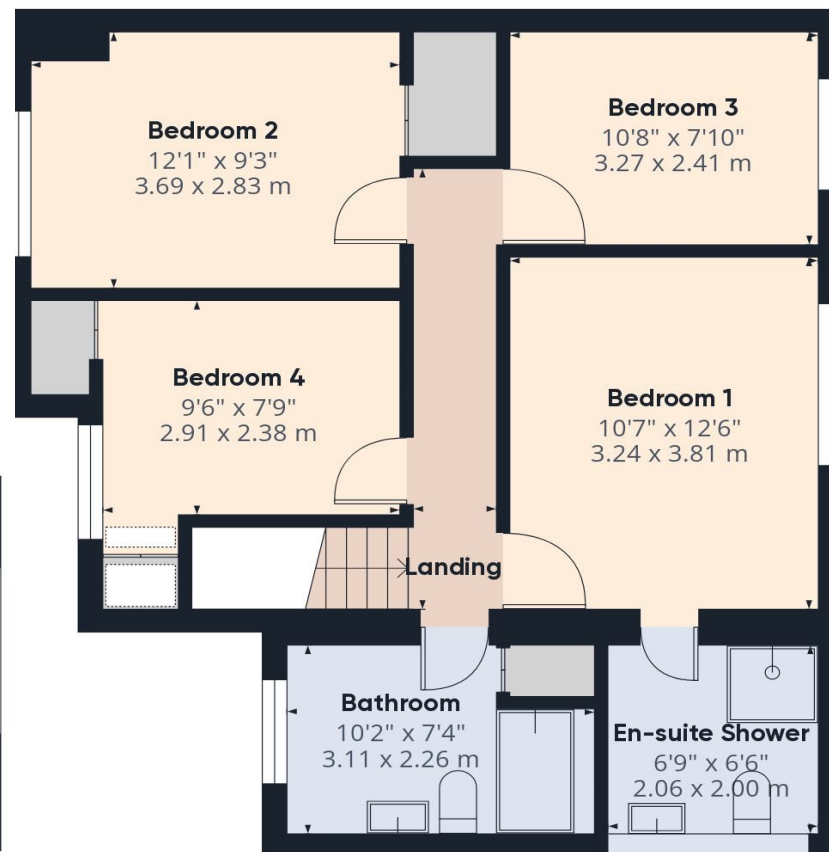
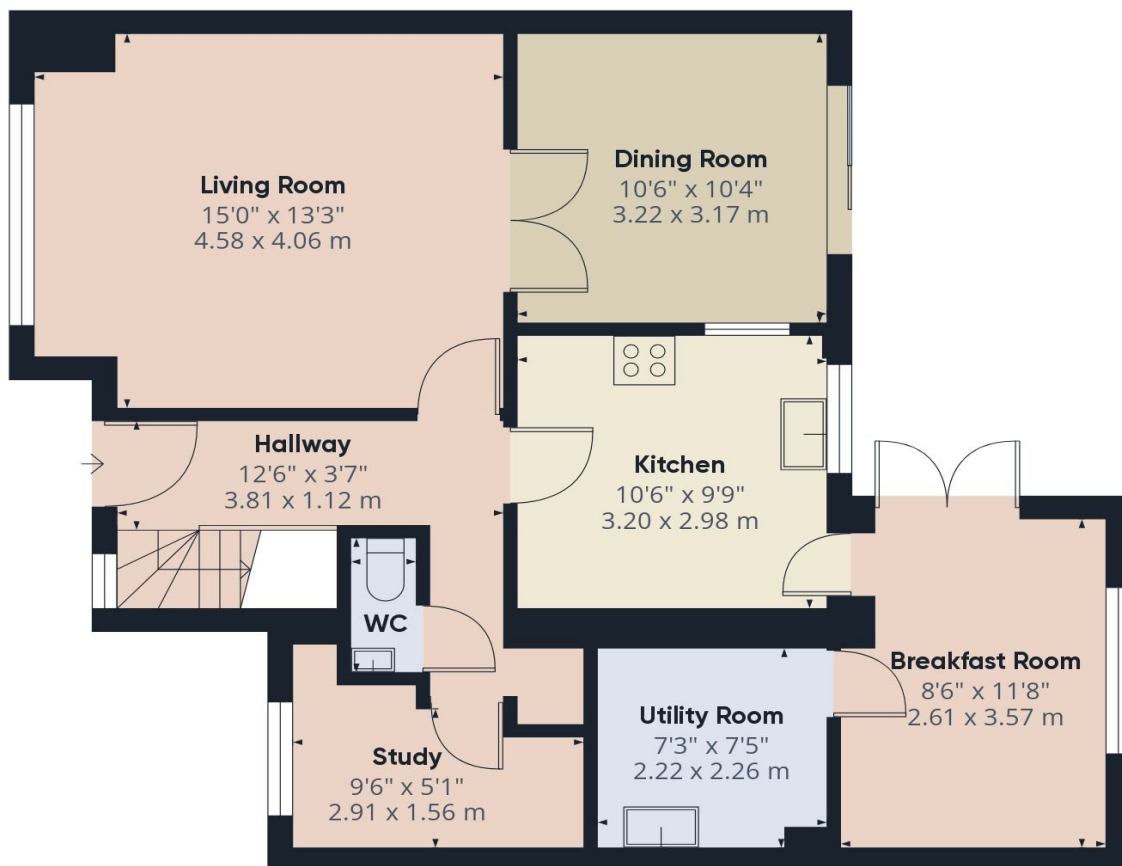
Viewing By Arrangement with Pocock + Shaw





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Approximate total area

1311.57 ft²

121.85 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

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