



9 Capstan Close, Cambridge, CB4 1BJ

Guide Price £1,250,000 Freehold



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A SUBSTANTIAL AND IMPOSING FIVE BEDROOM FAMILY HOUSE OF AROUND 2700 SQFT ENJOYING A QUIET POSITION WITH RIVER FRONTAGE AND ISLAND

5 bedrooms including four with en suite facilities, cloakroom wc, ground floor dining room, large first floor living room with balcony, kitchen/breakfast room, utility room, entrance hall, entrance porch, extensive gardens, double garage, river frontage and owned part of island.

Capstan Close is a select and sought after development in a quiet position, well placed within easy striking distance of the City by car or on foot. Adjoining the river, the properties are both imposing and well designed and the accommodation comprises entrance porch with door to reception hall with stairs to first floor and double doors to the dining room, which has double glazed sliding doors to the rear terrace. There is a ground floor cloakroom and wc and double bedroom suite with en suite bathroom. The kitchen/breakfast room is well equipped with a range of units, a breakfast bar and integrated Miele appliances. There is also a useful utility room with door to the side aspect. On the first floor there is a landing and the living room spans the rear of the house with windows to three aspects including doors to the balcony overlooking the rear garden and river beyond. There are two bedroom suites on the first floor with en suite facilities and fitted wardrobes. On the second floor there is a landing and versatile accommodation which can provide two large bedrooms, one of which has a Juliet balcony and en suite shower room, together with a walk in storage space. There is a sliding wall which, when opened, makes the top floor open plan, but equally suited to those looking for a self-contained suite. The property is presented in excellent order and has double glazing, burglar alarm and gas central heating, along with CCTV. There is also a water softener and water filter in kitchen. Outside at the front there is a well-groomed lawn, driveway parking and access to the garage with electric door. Gated access leads to the side of the house where there is a timber shed and paved area, which in turn leads to the rear garden which has mature well-stocked borders, a large terrace with arbour and a small bridge. This leads over the river cutting to the island which is divided between the neighbouring properties and has frontage to the main river and is a wonderful wildlife area with numerous mature willows, various trees and even a children's den. The setting is really quite unique and, combined with the extensive accommodation, the house really is one that should be viewed to be appreciated.

Key Features

Large detached family house set on the river
Versatile accommodation across three floors
Quiet cul-de-sac location close to the City

Location

Capstan Close is located off Mariners Way, in the desirable area of Chesterton about 1 mile north east of Cambridge City centre (Market Square). The property is within easy reach of the Grafton Centre, Science Park and Cambridge North railway station which provides regular services to Kings Cross and Liverpool Street as well as Stansted airport. The wide range of local facilities includes a Post Office, Café, General store and large recreation ground with children's play area. In addition a nearby cycle footbridge gives easy access across the river to facilities in Newmarket Road, including large Tesco supermarket and Cambridge Retail Park.

TENURE

Freehold

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

Cambridge City Council
Cambridgeshire County Council

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130

FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

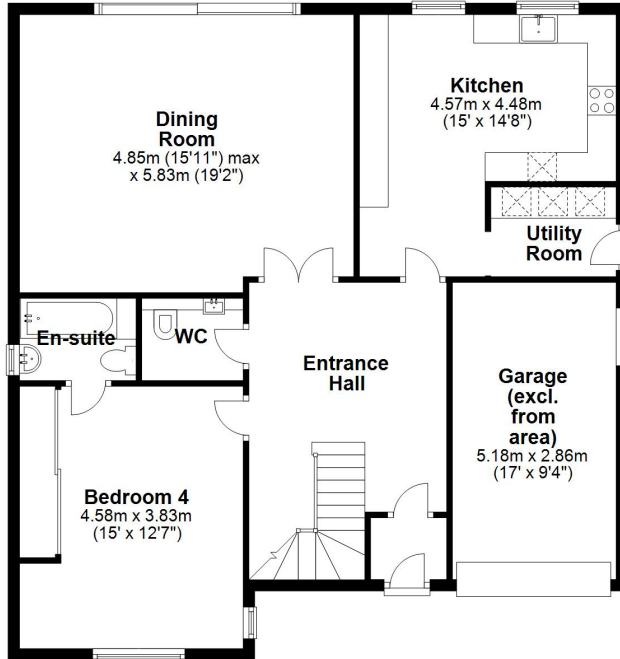
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





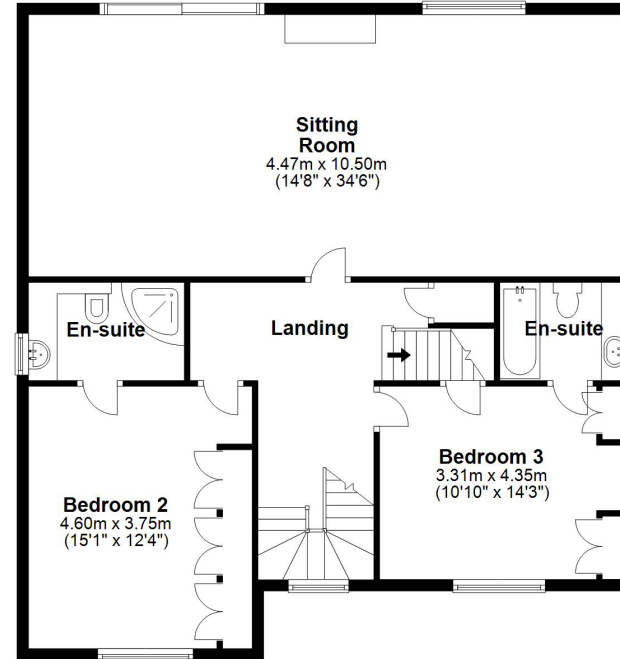
Ground Floor

Approx. 90.7 sq. metres (975.9 sq. feet)



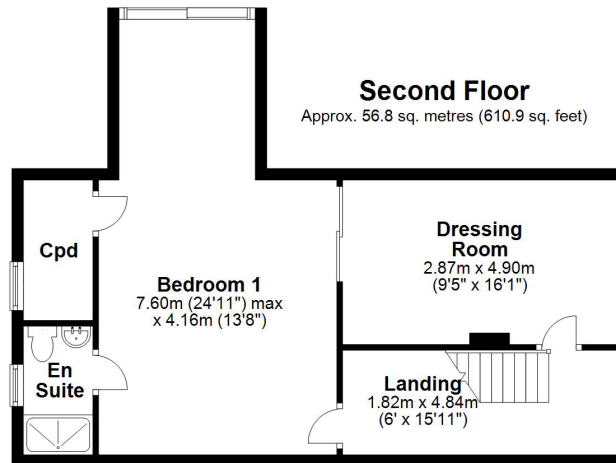
First Floor

Approx. 106.1 sq. metres (1141.6 sq. feet)



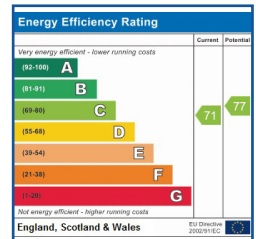
Second Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 253.5 sq. metres (2728.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



