



49 Kimberley Road, Cambridge, CB4 1HG
Offers Over £1,100,000 Freehold



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**A BEAUTIFULLY EXTENDED VICTORIAN HOME WITH A WEST-FACING GARDEN,
ENJOYING A QUIET, NEAR CENTRAL CITY POSITION IN THE HEART OF DE
FREVILLE, A SHORT WALK FROM THE RIVER AND MIDSUMMER COMMON.**

- Beautifully extended bay-fronted Victorian home
- 4 bed, 2 recep, 2.5 bath
- 140 sqm / 1516 sqft
- Private west-facing garden
- Excellent local schooling
- Quiet, near central city location in the heart of De Freville

This delightful bay-fronted, end-of-terrace Victorian house has been in current ownership for 12 years and has undergone many improvement works within this time. Additions to the property include a refitted en suite, utility room side extension and a stunning kitchen / breakfast room by Cambridge Kitchens and Bathrooms.

The entrance hall has a striking stained glass door and fan light, plenty of understair storage and stairs leading to the first floor. There is a spacious bay-fronted sitting / dining room, finished with original wood flooring and a feature fireplace with attractive tiled inserts. The kitchen / breakfast room has been fitted with a comprehensive range of units and includes various integrated appliances. The room benefits from a dual aspect and is underfloor heated throughout. The dining area has Velux windows and bi-folding doors to the private rear garden. Completing the ground floor accommodation is a separate utility room with further fitted units, space and plumbing for additional appliances and access to a cloakroom W.C.

Upstairs, the bedrooms are split over 2 floors, the first of which houses the bathroom and 3 double bedrooms. Bedroom 1 is particularly spacious, has a built-in cupboard and bay-window. The final bedroom is located on the second floor and includes contemporary fitted wardrobes and an en suite shower room. There is additional eaves storage in the bedroom and landing area.

The property is set back behind a walled front garden, which is predominantly slate shingled with stocked beds and a quarry tiled pathway to the entrance. The west-facing rear garden extends over 60ft (19m) and is a peaceful oasis, predominantly laid to lawn and stocked with a mature array of plants, shrubs and trees including a crab apple. There is a vegetable patch, storage shed and several fruit bushes at the foot of the garden (including loganberry, black current and red current) and a secure gate leading to a shared pathway to the rear, only accessible for the neighbouring terraced houses.

Permit parking is available on Kimberley Road and immediate areas.

Location

Kimberley Road is situated within the popular De Freville area of Cambridge, a predominantly late Victorian near central area of the city between the river Cam and Chesterton Road. The property is located less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Nearby Chesterton Road includes a bakery and supermarket, along with the popular café "Stir" and equally popular bar "Thirsty". There are well regarded pubs and restaurants in the vicinity, which include two Michelin starred restaurants, Midsummer House and Restaurant 22, as well as the Fort St George and a popular live music/comedy venue at The Portland Arms.

Kimberley Road is just over 2 miles from Cambridge station where London King's Cross can be reached in 50 minutes and Cambridge North station is around 2.4 miles away.

Schooling is available for all age groups in both the state and independent sectors, which include Park Street and Milton Road Primary Schools which are feeder schools into Parkside and Chesterton Community Colleges respectively.

Tenure

Freehold

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

Fixtures and Fittings

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

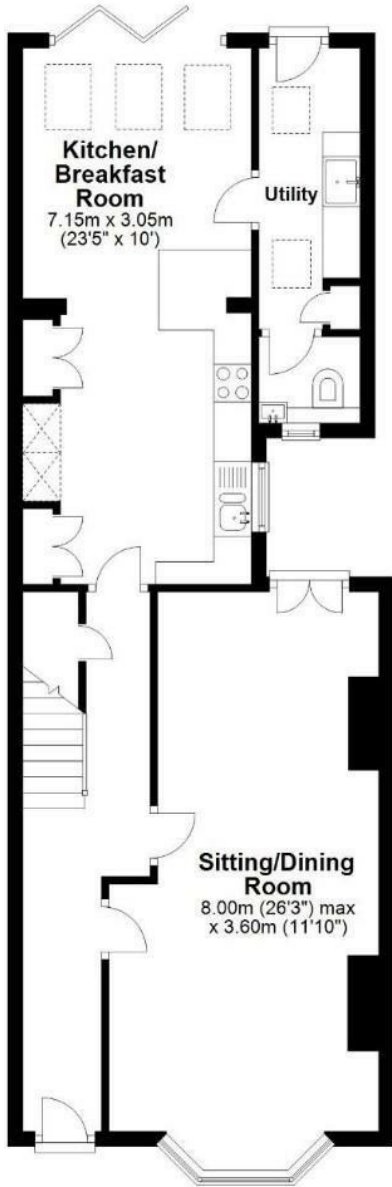
Viewing

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



Ground Floor

Approx. 63.8 sq. metres (687.1 sq. feet)



First Floor

Approx. 52.1 sq. metres (561.2 sq. feet)



Second Floor

Approx. 24.9 sq. metres (267.8 sq. feet)



Total area: approx. 140.8 sq. metres (1516.1 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.

