



6 Burnham Close, Cherry Hinton, Cambridge, CB1 9XN  
Guide Price £515,000 Freehold



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**AN EXTENDED, 3-BEDROOM SEMI-DETACHED HOUSE IMMACULATEDLY PRESENTED ACCOMMODATION, TWO GARAGES AND A SOUTH-FACING REAR GARDEN, LOCATED IN A QUIET CUL-DE-SAC CLOSE TO CHERRY HINTON'S HIGH STREET AND WITHIN EASY REACH OF ADDENBROOKE'S HOSPITAL/BIOMEDICAL CAMPUS.**

- Extended semi-detached house with two garages
- Immaculately presented accommodation
- South-facing garden with sun terrace
- Close to Cherry Hinton High Street

3 bedrooms – first floor family bathroom suite – open kitchen/breakfast room – sitting room – dining room – entrance hall & porch – WC – integral garage – separate garage – south-facing rear garden

This greatly improved and tastefully finished semi-detached house is nicely positioned along a quiet cul-de-sac in Cherry Hinton. The property benefits from a rear extension enhancing the ground floor layout and two garages, which provide valuable storage space. Access to schooling for all age groups, Cherry Hinton High Street and good public transport links into the city centre are all within easy reach.

The property is approached via the front garden, which is partly lawned with mature rose bushes and hedging and a driveway providing parking for one vehicle and leads to the integral garage. The porch provides useful storage space and opens into the entrance hall with staircase rising to the first-floor accommodation. The living room is bright and tastefully decorated, there is a large window overlooking the front aspect, a contemporary feature fireplace and access to the formal dining room. The dining room benefits from full width, glazed sliding doors, which open to a paved sun terrace and complete views of the garden. The kitchen/breakfast room connects to the dining room and provides access to the rear garden and inner hallway, WC and integral garage. There is a stylish, modern, well-equipped kitchen fitted with a range of low-level units, drawers and wall-mounted cabinets, wood effect working surfaces, tiled upstands, a range of freestanding appliances and attractive luxury vinyl flooring.

Upstairs, a bright and airy landing leads to the family bathroom suite and three bedrooms, all providing built-in hanging space and storage.

Outside, the rear garden is fully enclosed and has a southerly facing aspect. There is a paved terrace, lawn, pebbled borders and mature hedging and trees to boundary, which provide privacy. The second garage is located in the garden and provides useful storage and scope for conversion.

**Location**

Cherry Hinton is a thriving, sought-after suburb just south-east of the city. It is incredibly well served by an excellent range of shops, restaurants, takeaways public houses plus leisure and health facilities including the well-regarded David Lloyd Health and Tennis Club. There is also a major Tesco supermarket off Yarrow Road. Cherry Hinton is currently undergoing an £11 million development, which includes the restructuring of the commercial space on the High Street and Colville Road, producing more space for shops and parking. A new hub at the library is also in the plans with a new café and garden.

There are currently three primary schools, which feed into Netherhall secondary school, all of which are Ofsted rated as either 'good' or 'outstanding'. The construction of two further schools, one primary and one secondary are also planned within the afore mentioned development of the area.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity. There is also a designated cycle / pedestrian path called the Fulbourn Greenway, which links the village with the newly built Chisholm trail, taking cyclist and pedestrians safely into the Mill Road and mainline station area of Cambridge.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for east-west travel and onto the A11 and M11 to London.

**Tenure**

Freehold

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

**Fixtures and Fittings**

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

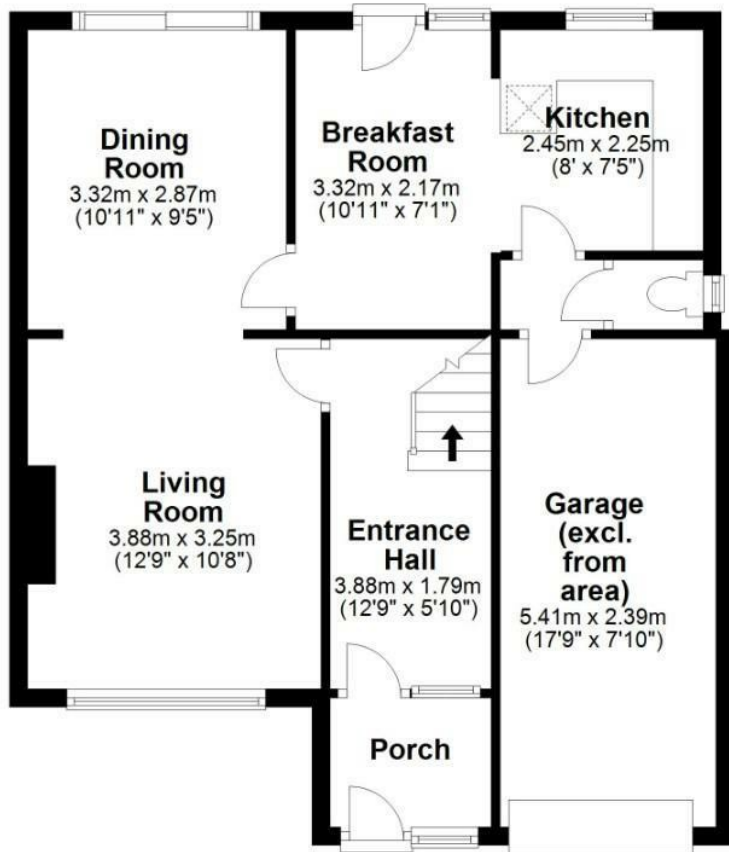
**Viewing**

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



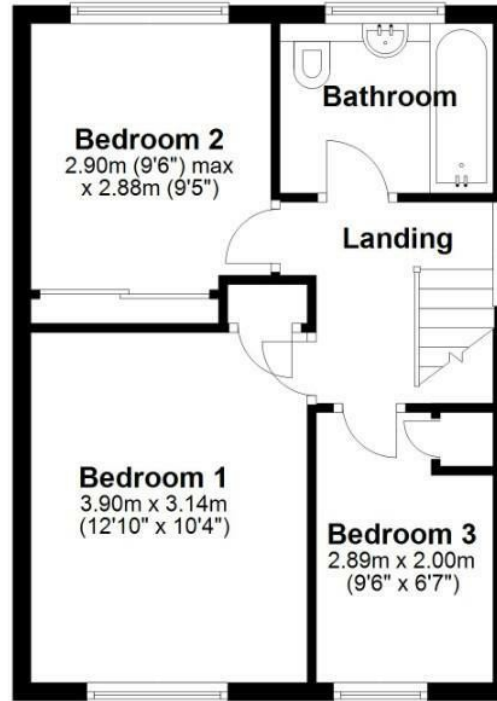
### Ground Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



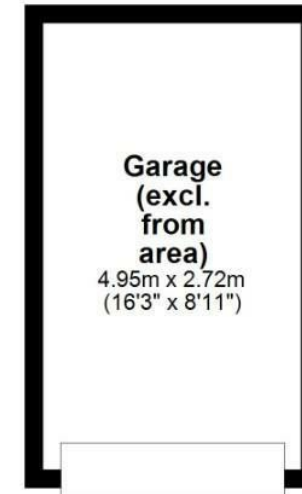
### First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



### Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 85.8 sq. metres (923.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

