



1 Pearce Close, Cambridge, CB3 9LY  
Guide Price £800,000 Freehold



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**A BEAUTIFULLY REFURBISHED AND REMODELLED, 3/4 BEDROOMED, SEMI-DETACHED RESIDENCE PROVIDING GARAGING, DRIVEWAY PARKING AND DELIGHTFUL GARDENS, LOCATED IN A QUIET CUL-DE-SAC IN NEWNHAM, OFF GOUGH WAY.**

- 1212 sqft / 112 sqm
- 3/4 bed, 3 recep, 2.5 bath
- Built 1983
- Large covered lean-to area
- EPC – C / 73
- Semi-detached house
- 242 sqm / 0.06 acre
- Garage & driveway parking for 3 cars
- Gas-fired heating to radiators
- Council tax band - F

1 Pearce Close is a broad semi-detached house, which has been significantly improved, altered and refurbished to a high specification in recent years. This charming 3 bedroom (formerly 4 bedroom) home occupies a tucked-away position along a quiet cul-de-sac off Barton Road, close to good facilities and scenic walks into the city centre.

The ground floor layout has been thoughtfully remodelled and is largely open plan and comprises an impressive kitchen/dining space with a quality, well-equipped kitchen including a matching range of cabinetry and drawers, suspended shelving unit, solid wood countertops and peninsula, space for a slim range oven, space for a tall fridge/freezer, inset sink and draining unit and attractive oak flooring. There is access to and complete views of the garden and an opening into the sitting room, which offers a dual aspect and a feature coal-effect gas fireplace. The conservatory has been upgraded and provides access to and views of the garden.

Upstairs, a gallery landing leads to a useful walk-in storage cupboard, two double bedrooms, a single bedroom and an impressive family shower room. The principal bedroom has a modern ensuite shower room and a separate dressing room. This was originally the fourth bedroom and could be reinstated if desired, as the doorway out to the landing could easily be re opened.

Outside, the property is set back behind a beautifully designed and well-stocked garden, which provides off-street parking for three vehicles and leads to a large and secure, covered lean-to storage area. There is a garage with a utility area and a delightful, established rear garden, which offers privacy and a variety of colourful plants, flowers and shrubs.

**Location**

Pearce Close is a cul-de-sac situated off Gough Way, which in turn is approached from Barton Road, forming part of a popular residential area located to the west of Cambridge City centre. There is a good variety of local facilities in Newnham Village including shops, church, public house and primary school. Schooling for all age groups is available in the city.

**Tenure**

Freehold

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**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**

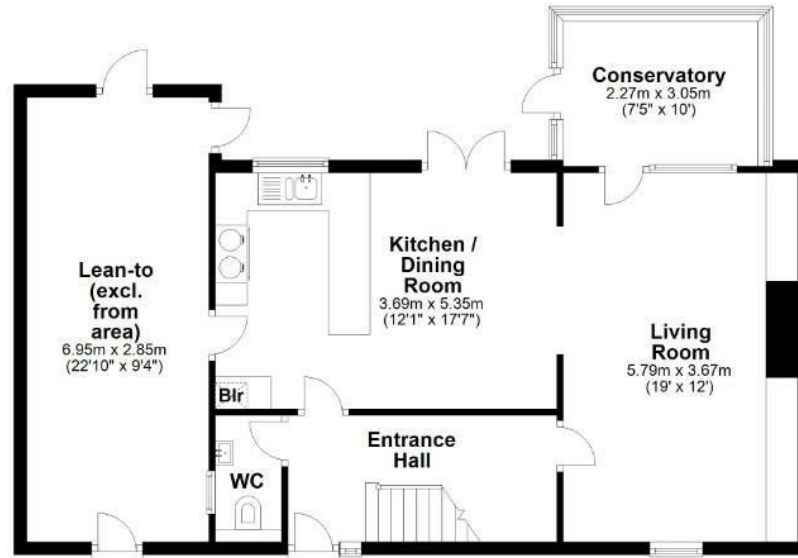
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





### Ground Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



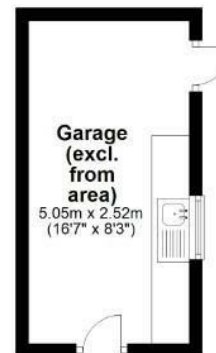
### First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



### Outbuilding

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



Total area: approx. 112.6 sq. metres (1212.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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

Current: 73  
Potential: 85

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.

