



124 Lucerne Close, Cambridge, CB1 9SA  
Guide Price £475,000 Freehold



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**A FORMER SHOW HOME WITH A GARAGE AND A DOUBLE-GLAZED CONSERVATORY, ENJOYING AN EXCELLENT PLOT IN A PLEASANT CUL-DE-SAC, SET BACK FROM THE ROAD WITH DRIVEWAY PARKING, AVAILABLE WITH NO CHAIN.**

- 825 sqft / 77 sqm
- 3 bed, 3 recep, 1 bath
- 1990s
- Garage and drive
- Council Tax Band - D
- Semi-detached house
- 242 sqm / 0.06 acre
- Gas-fired central heating to radiators
- EPC – C / 73

No.124 is a smart, three-bedroom semi-detached house, forming part of this popular and established development, built in 1992 and conveniently located just east of the city boundary, within easy reach of ARM, Addenbrooke's and Cherry Hinton High Street.

An entrance porch offers space for coats and footwear and leads into the bay-fronted living room, which has an understairs storage cupboard and stairs to the first-floor. The dining room currently serves as a study and has a sliding door to a versatile conservatory offering lovely views over the rear garden. Completing the ground floor is a refitted kitchen with a range of base and wall-mounted units; integrated appliances include an oven, a four-ring gas hob with an extractor over and there is space for a fridge-freezer and a dishwasher.

Upstairs are three bedrooms, the main bedroom is particularly spacious and includes a built-in sliding wardrobe. The bathroom has been fitted with a white suite which includes a P-shaped with a shower over. The landing gives access to the loft and an airing cupboard.

Outside, the front of the property has a driveway and access to a single garage with up-and-over door. There is an open-plan front garden, which is principally laid to lawn and stocked with a number of trees and shrubs. Of particular note is the property's wonderful rear garden, which has been beautifully kept and offers a good degree of privacy for an estate property. There is a paved terrace, well suited to alfresco dining. The remainder is laid to lawn and enclosed by fencing. There is a timber shed and personal door leading to the adjoining garage.

#### **Location**

Cherry Hinton is a highly sought-after village suburb within the eastern city boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are four primary schools within walking distance of the property, which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's and the Biomedical Campus (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.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

#### **Tenure**

#### **Services**

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

#### **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.





Approx. gross internal floor area 77 sqm (825 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	73	
(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	

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.

