



531 Newmarket Road, Cambridge, CB5 8PA
Guide Price £575,000 Freehold



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AN EXTENDED AND WELL-PRESENTED 1930'S BAY-FRONTED HOUSE OF 1150 SQFT / 106 SQM, CONVENIENTLY SITUATED CLOSE TO THE A14, CITY CENTRE & CAMBRIDGE NORTH STATION VIA THE CHISHOLM TRAIL. NO CHAIN

- 1150 sqft / 106 sqm
- Semi-detached
- 1930
- Gas-fired heating to radiators
- Council tax band - C
- 3 bed, 2 recep, 2.5 bath
- 242 sqm / 0.06 acre
- Large driveway
- EPC - C / 69

This beautifully finished 1930's house has been very well cared for and enjoys a most convenient position, less than 2 miles from the city centre and just a 7-minute cycle from Cambridge North Station. The property benefits from an impressive double-storey extension which was added in 2022. Furthermore with the nature of the plot sitting on a corner, there is exciting scope for further extension or development, subject to the necessary consents.

There is a welcoming entrance hall with space for coats and footwear, stairs to the first-floor and access to a stylish refitted cloakroom W.C. There is a bay-fronted living room with a wood-burning stove and an adjoining dining room with a feature fireplace. Of particular note is the impressive kitchen extension which includes a central island with a breakfast bar and has bi-folding doors opening onto a decking area. The kitchen itself has been fitted with a comprehensive and stylish range of base and eye-level units, includes various integrated appliances, and has a separate utility room.

Upstairs are three bedrooms, two of which are comfortable doubles and include built-in wardrobes. The master bedroom is particularly spacious, has a sitting room area and a large stylish ensuite shower room, complemented by attractive tiling, inset spotlights and a heated towel rail. The main bathroom is also finished with a modern suite and includes a shower over the bath.

Outside, the front of the property has a large driveway accessed via Ditton Walk with a path to the main entrance and side gate to the private rear garden. The side portion of the garden is currently a blank canvas and offers scope for further extension, development (STPP) or indeed use as garden land. The remaining section of the garden has been landscaped to incorporate ease of maintenance decking and paved areas with slate chipping borders and a Pergola with an outdoor seating area, well suited to alfresco dining.

The size, condition and exciting scope to further develop demands an early viewing.

Location

Newmarket Road is conveniently located for access to the city centre, Grafton Centre and Newmarket Road. The area is very practical being located within walking distance of a doctor's surgery, a library, and many eateries. The Chisholm trail is also just 0.7 miles away and provides easy access to Cambridge North Station. There are additional amenities with Newmarket Road's major retail parks, supermarkets and leisure facilities nearby.

The property is a mile from the historical village of Fen Ditton, which has three public houses, including two gastro pubs, with The Plough having lovely views over the river Cam. Communications are excellent with regular bus services and plenty of cycle paths into the city. The A10/A14 road networks are also just a 5-minute drive away and provide easy access to the Cambridge Science Park.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

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 106 sqm (1150 sqft) excluding Outbuilding

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	69	
(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.



