



61 Elfleda Road, Cambridge, CB5 8NA  
Guide Price £650,000 Freehold



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**A BRIGHT DETACHED HOUSE WITH A WEST-FACING GARDEN AND PARKING FOR 2 VEHICLES, SITUATED ON A QUIET, NEAR CENTRAL NO-THROUGH-ROAD, THOUGHTFULLY CONSTRUCTED BY RENOWNED LOCAL BUILDERS DEAN & DEAN.**

- 1050 sqft / 98 sqm
- Double driveway
- 242 sqm / 0.06 acre
- EPC – B / 84
- Gas-fired heating to underfloor & radiators
- Detached house
- 3 bed, 2 recep, 2.5 bath
- Built 2017
- Council tax band - D
- CRL Warranty - 2 years remaining

This contemporary detached home enjoys a pleasant position just off Newmarket Road, located less than 2 miles east of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. The property has been finished to a very good standard, offers an abundance of natural light, and has been thoughtfully designed with modern living in mind.

The accommodation briefly comprises a spacious entrance hall with a storage cupboard for coats and footwear, stairs to the first floor and access to a cloakroom W.C. The sitting room benefits from southerly aspects and has views over a well-manicured front garden. Of particular note is the property's impressive open-plan kitchen/dining/living room, fitted with a comprehensive range of gloss white units and finished with granite worktops; there are various integrated Neff appliances included. There is a breakfast bar and a set of bi-folding doors opening onto the rear garden. Completing the ground floor accommodation is a separate utility room with additional units, a store cupboard, and a door to the rear of the property.

Upstairs are three bedrooms, two of which are comfortable doubles and include built-in sliding wardrobes. The principal bedroom also has an ensuite shower room, fitted with a modern white suite. The main bathroom has a shower over the bath and is complemented by a skylight, attractive tiling and a heated towel rail. The landing is being utilised as an additional seating area, with a window above the stairwell providing further light to the first floor.

Outside there is a driveway to the left-hand side of the property with parking for two vehicles and a secure gate leading to the private rear garden. The front garden is well-tended and open-plan, with a pathway to the main entrance. The west-facing rear garden is mainly laid to lawn with a natural stone terrace, well suited to alfresco dining. There is a sheltered storage area for garden tools and various outdoor equipment. The whole garden is enclosed by a brick wall.

**Location**

The Abbey area of the city is a very convenient and thriving place to live, with major retail parks, supermarkets and leisure facilities within walking distance on Newmarket Road. It is just a couple of miles from the historic city centre and close to the pleasant riverside open space of Stourbridge Common. The Abbey public swimming pool, gym and leisure centre is just off Whitehill Road with Coldham's Common beyond.

There is primary schooling at The Galfrid School, which feeds into Coleridge Community College, both of which are part of The Cambridge Academic Partnership.

It is equally convenient to get out of town, with a pleasant walk or cycle of about a mile leading to Fen Ditton with its traditional and riverside pubs and Junction 34 of the A14 within 2 miles.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

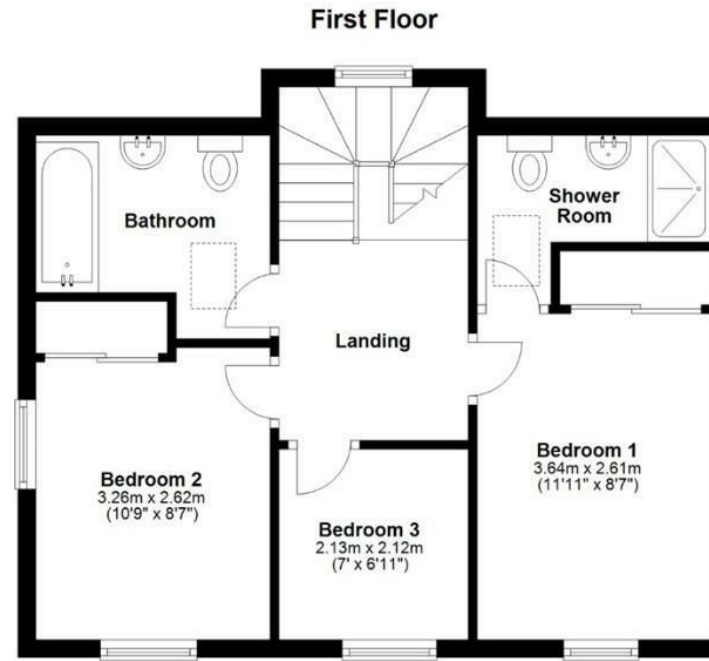
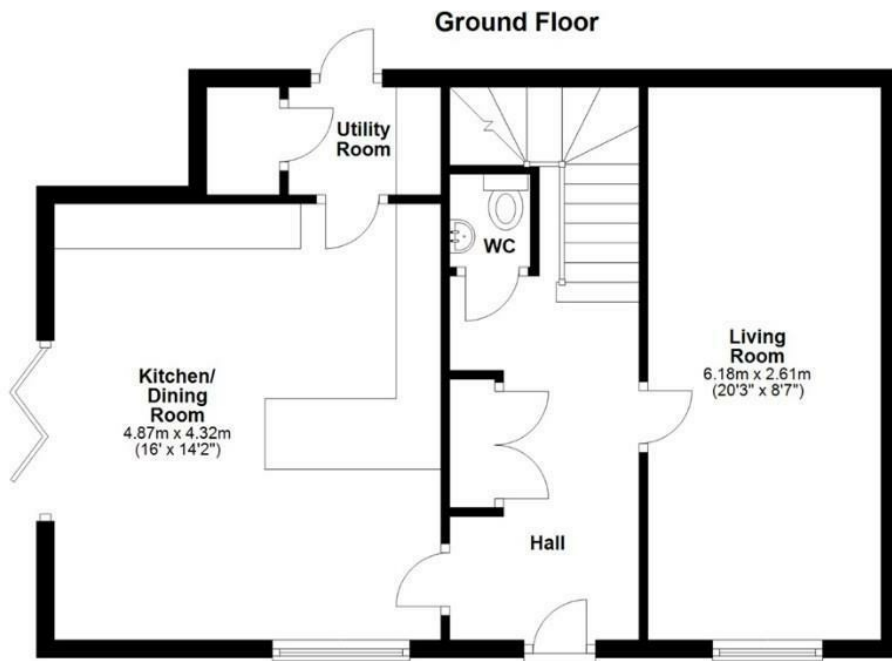
**Fixtures and Fittings**

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 98 sqm (1050 sqft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		96
A	(81-91)	84	
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

