



8 Drayton Road, Cambridge, CB1 9EX
Guide Price £575,000 Freehold



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AN EXTENDED 1950'S HOME OF 1199 SQFT / 111 SQM, BOASTING A GENEROUS SOUTH-FACING GARDEN, SITUATED EAST OF THE CITY CENTRE, 2 MILES FROM ADDENBROOKE'S AND A 5-MINUTE WALK FROM ARM LTD.

- 1199 sqft / 111 sqm
- 3 beds, 1 bath, 3 recepts
- South facing garden measuring 50ft x 39ft
- Water softener
- EPC – D / 57
- 1950's semi-detached house
- Driveway with EV charging point
- Plot size 0.09 acres.
- Gas-fired heating to radiators
- Air conditioning in living room and two bedrooms

This beautifully presented semi-detached family home enjoys a peaceful position just east of Cherry Hinton Recreation Ground. The house has been cleverly extended and thoughtfully designed with open-plan living in mind.

There is an entrance hall with plenty of understairs storage and space for coats and footwear. The staircase is of particular note is the attractive feature staircase with solid wood treats and tiled risers. The living room has a feature electric fire, contrasted by an attractive surround, built-in shelving and storage cupboards. Adjoining the living room is a bright, double-glazed conservatory with French doors to the rear garden and also benefitting from a recently installed wifi-enabled Daikin air conditioner. The dining room also has delightful views over the rear garden and a sliding door opening onto an outdoor terrace. The kitchen/breakfast room has been fitted with a stylish range of units and is contrasted by solid oak worktops, exposed brickwork, and attractive tiling. There is a breakfast bar peninsula, various integrated appliances, a water softener and access to a rear lobby with refitted cloakroom W.C. and a door to the rear garden.

Upstairs are three good-sized bedrooms, the principal bedroom is particularly spacious and has built-in sliding mirrored wardrobes. This room together with bedroom 2 again benefit from a wifi-enabled Daikin air conditioner. The landing has an airing cupboard with access to a partially boarded loft and the family bathroom, which has been fitted with a modern white suite.

Outside, the front of the property has a large driveway, partially shingled and paved with off-road parking for several vehicles. There is side access to the generous south-facing garden which measures around 50'11" (15.5m) x 39'4" (12m). There is a useful storage shed and a delightful brick-built barbeque. The paved terrace is well suited to alfresco dining and has a pergola. The remainder of the garden is laid to lawn and stocked with a variety of plants, shrubs and trees, the whole is enclosed by fencing.

Location

Cherry Hinton Road is a well-regarded residential location, conveniently placed for access to a wide range of facilities, as well as ARM, Addenbrooke's Hospital and the city centre.

There are various amenities within Cherry Hinton village, including a Tesco Express, a pharmacy, a pub, a library and the Cherry Hinton Village Centre, offering fitness facilities and sports clubs. A large Tesco supermarket is situated very close by on Yarrow Road and a David Lloyd fitness/tennis club is a short distance away.

Schooling is available at the highly regarded Colville Primary School and Netherhall Secondary School, whilst sixth form provision can be found at Hills Road and Long Road Sixth Form colleges, which are within cycling distance away. There is private schooling available for all age groups also available.

The area is particularly appealing to those looking for the convenience of city living but without compromising on garden space and parking that often come with being right in the very centre.

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.



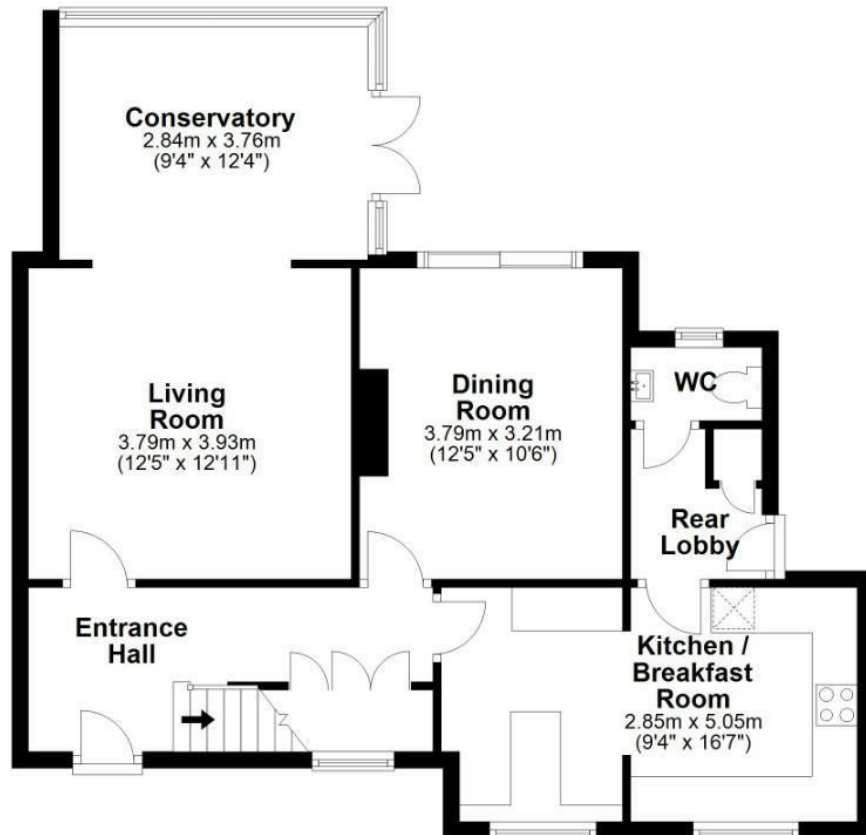


Ground Floor

Approx. 68.5 sq. metres (737.4 sq. feet)

Garden

15.51m x 12.00m
(50'11" x 39'4")



First Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



Total area: approx. 111.5 sq. metres (1199.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	57	70
EU Directive 2002/91/EC		



