





Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive three-bedroom terrace property in the popular Arbury area of Cambridge City. Located just off Histon Road, this property enjoys a fantastic position close to a wealth of amenities, including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, and Cambridge's city centre, which is less than a mile away. Whether you are a keen cyclist, love a scenic walk, or you prefer to jump on public transport, all these options are available. And schools? Well, Cambridge is packed with them. Hazelwood Close is in the catchment area for Arbury Primary School and Chesterton Community College (both within walking distance), the latter ranking as 'outstanding' in their most recent Ofsted report...impressive stuff!

At the front of the property is a fair size garden area enclosed with a fence and laid with patio slabs offering space for outdoor furniture, bins and bikes. The property is located in a quiet cul-de-sac but with easy distance to main roads and amenities. Directly outside the gate is a large grass area for a game of football or sitting in the sun with a picnic lunch.

Once inside the property, an L-shaped hallway takes you through the property to all of the downstairs rooms. Immediately to your left is something that every family home needs: a utility area! Ideally located next to the front door, it is the perfect place to dump coats and shoes when coming in from the school run. Where else can you hide all your clutter when guests come round. Inside, there is also space for washing machine and dryer.

As you continue through the hallway, the next room on your left is the spacious open-plan lounge/dining room, stretching from one side of the property to the other; it really is one of the key features of this stunning home. This room is a good size and in excellent condition. Wooden floors spill in from the hallway and continue through the whole space, beautifully complementing the neutral décor. The existing owners have also managed to add an office area, ideal for those working from home. On the back wall is a door leading out to the rear garden, which, along with the large lounge window, fills the room with light. It is a cosy, welcoming space.

Next, you reach the enviable kitchen. With its white kitchen cupboards, cornflower tiles, and wooden worktops, the style is modern and attractive, and it has been looked after to a very high standard. If you are looking for a property requiring very minimal upgrading, then this is the one for you...taste dependant, of course. The final room downstairs is the toilet with W.C. and a hand basin.

Once upstairs, the first room you see directly to your left is the master bedroom. This room is a good-sized double with large built-in triple wardrobes and loads of space for additional furniture should you require it. There is no shortage of storage in this bedroom, which is perfect for couples, individuals and families alike. Next door to bedroom one are bedrooms two

and three. Bedroom three is the smallest of the rooms but would still fit a single bed; alternatively, it would make a perfect nursery, playroom, gym or office...the choice is yours. All three bedrooms face out onto the rear of the property.

Next to bedroom two is the main bathroom with a W.C., hand basin and small bath; over the bath is a shower and glass shower screen. Like the rest of the property, this room is in immaculate condition and has been designed with style in mind. On the landing, there is another large storage cupboard.

The rear garden is a generous size, surrounded by fencing and brick walls. The space is half lawn and half patio slabs, offering plenty of room for barbecues with friends and family over the summer months. At the side of the garden is a gate which provides convenient access to the side/rear of the property and communal off-street parking. For the green-fingered of you there are established borders.

Please call us on 01223 307 898 to arrange a viewing at Hazelwood Close and for all your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agent notes

Council tax band C

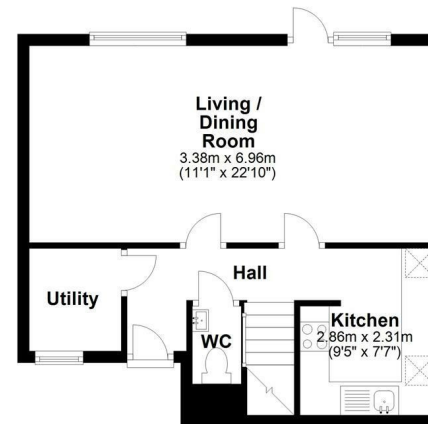
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

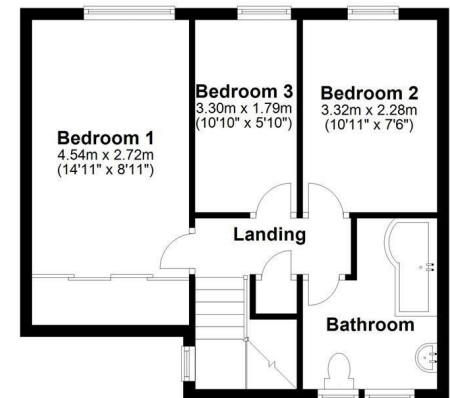




**Ground Floor**  
Approx. 41.0 sq. metres (441.4 sq. feet)



**First Floor**  
Approx. 41.7 sq. metres (449.4 sq. feet)



Total area: approx. 82.8 sq. metres (890.8 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>		<b>86</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	<b>71</b>	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		<b>86</b>
	(81-91) <b>B</b>		
	(69-80) <b>C</b>	<b>71</b>	
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



