



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this stunning four-bedroom semi-detached property in this popular area of Cambridge, CB4. Located just off Milton Road, this property is close to a wealth of amenities, including supermarkets, gyms, restaurants and the city centre, which is right on your doorstep. Cambridge is also home to two train stations, both just a short distance away. Whether you are a keen cyclist, love a scenic walk, or you prefer to jump on public transport, all these options are available. There are also fantastic transport links to London for those that commute. And schools? Leys Road is in the catchment area for Milton Road Primary School (500 metres) and Chesterton Community College (900 metres), the latter ranked as 'outstanding' in its most recent Ofsted inspection...impressive stuff!

The property is set back from the road by a large, well-maintained driveway with plenty of room for two cars. At the side of the property is a secure side gate that takes you down a side passage with access to the rear garden. The front of the house is in good condition and pleasing to the eye...it is undoubtedly a home to be proud of.

Once inside the house, you enter a good size hallway with stairs directly in front of you leading up to the first floor. The hallway has plenty of space for a coat and shoe rack, perfect for a busy family coming in from the school run or sports club. You also find yourself on a beautiful tiled floor...something you must see to appreciate how eye-catching it truly is. At the bottom of the stairs, directly to your right as you enter the property, is a downstairs toilet with w.c., handbasin and wall-mounted towel ring. The hand basin has a built-in storage cupboard underneath. The impressive tiled floor continues into this room to ensure the presentation throughout is to a high standard.

From the hallway, the first room you find on your left is the open-plan downstairs area which stretches from the front to the back of the property and is flooded with lights from windows at each end. This is a generous size room, cleverly divided into different sections for different areas to be enjoyed in their unique ways – while still maintaining the open-plan design for sociable family living. Where shall we start? At the front of this space is the living area, home to a stunning log burner in its own snug brick alcove...above which sits a shelf crafted from a wooden beam. This log burner is fully functioning and a gorgeous feature. From the living room, you move into the middle section of the open-plan space. Here you reach the dining room via an opening created by knocking through the two rooms. This central section of the downstairs is huge, and there are many options for its use, depending on preference. The existing owners have used this as a dining room which is the obvious choice, but it could also be an extension of the living area or an office space. The dining room has another identical brick alcove with a beam shelf above, but this one does not have a log burner; it makes an attractive focal point. The final section of the open-plan downstairs area is the kitchen that wraps around in an L-shape at the end of the property. The design of the kitchen is a mix of grey cupboards and contrasting wooden and marble worktops – a modern design that has been designed by someone with an eye for detail and modern living. At the end of the L-shaped space is a snug area that could be an extension of the kitchen or a dining area but also makes the perfect second living area as it looks out onto the rear garden and is flooded with sunlight. This inviting and social area is ideal for family life and entertaining. From the back of the property, you step out into the enclosed rear garden through bi-fold doors.

Back out in the hallway, next to the kitchen, is bedroom four which sits at the back of the house and has a separate door that leads to the outside of the property. It also has its own ensuite shower-room with w.c., handbasin and shower cubicle. Under the sink is a handy built-in storage cupboard, and there is a wall-mounted heated towel rail. This would make a fantastic guest accommodation or be suited for an older child looking for their own private space. It is an excellent addition to the property.

A large storage cupboard and small utility room can be found underneath the stairs in the hallway. This utility room is home to the boiler and has space for two standard-size white goods. It has been cleverly hidden away from view and is a great place for hiding washing and cleaning products. Because we all know storage space is every homeowner's dream! A second storage cupboard also sits under the stairs; sadly, this one is not quite as exciting.

Once upstairs, you reach the landing, and the first room you see to your right is the main bathroom with a W.C., hand basin, a sizeable tub-style bath (with wall-mounted shower attachment), and a shower cubicle (with rainforest showerhead). A storage cupboard has been built underneath the sink to hold toiletries, and there is also a wall-mounted mirror and heated towel rail.

Bedroom one is immediately next door to the bathroom and overlooks the rear of the property. Bedroom two is the middle bedroom and is only slightly smaller than the master bedroom, with plenty of room for a double bed and other furniture. Although bedroom three is the smallest of the rooms, it would still comfortably fit a single bed or make the ideal playroom, gym or office. Lovely plush carpets can be found in all three bedrooms.

Outside, the rear garden is an impressive size...by far one of the best features of this property. The garden is mainly laid to lawn and surrounded by fencing and established borders. Leading out from the bi-fold doors at the back of the property is a large paved patio area with lots of space for garden furniture and a barbecue; it is the perfect garden for socialising with friends and family. And the best bit? Right at the bottom is a hidden garden tucked away. It needs some work, but it would be a fun project, especially for those with children who would love a secret hideaway. There are also two sheds and a bin store.

The whole property and outside area are beautiful. It is in lovely condition and has been designed and maintained to a very high standard. All the rooms are modern, and the décor is neutral and stylish. Even the flooring has been perfectly selected to bring each room a cosy yet attractive finish. If you are looking for a property that will bring the wow factor and needs very little work, this is the perfect home for you.





Total area: approx. 121.4 sq. metres (1306.4 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			
		69	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-30) G		
Not environmentally friendly - higher CO ₂ emissions			
		69	82
England & Wales		EU Directive 2002/91/EC	

