



Radcliffe & Rust
Residential sales & lettings

4 Rectory Close, Longstanton CB24 3BL
Guide Price £250,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive mid-terrace, two-bedroom house in the peaceful village of Longstanton, in the popular north side of Cambridge. This property is perfectly positioned for someone wanting village life but who needs easy links to the M11, A14 and A428. Longstanton is less than ten miles from Cambridge City Centre and a similar distance from Huntingdon, so it is perfect for commuters into either town or those looking for a slower pace of life but still close to all the amenities. Bus services from the village regularly run into Cambridge, and there is a large selection of amenities on your doorstep, including a village shop, public house, vets, doctors' surgery and playground/sports field, to name just a few. And schools? Rectory Close is in the catchment area for Hatton Park Primary School, rated good in its last Ofsted inspection. Children over 11 usually attend secondary school at nearby Swavesey Village College.

The house is set back from the road by a pathway and a small gravel garden area. Opposite the property is an off-road parking area with two spaces that come with the house. Once inside, you enter a generous-sized hallway, with stairs immediately in front of you leading up to the first floor. There is more than enough space for a shoe rack and coat hooks, etc, to be added without feeling cramped.

On your left is the kitchen, which overlooks the front of the house. There is no door separating this room from the hallway, which means the space is open-plan, giving it a spacious, light feel. The white cupboards, wooden worktop, beige mottled tiles and wooden floor (spilling in from the hallway) contrast beautifully, making the space modern and inviting. A washing machine, integrated single electric oven and free-standing fridge freezer will remain in the kitchen. Just inside the door is a breakfast bar, making the room a social space for those who enjoy cooking...and eating!

Back out in the hallway and moving towards the back of the house, you reach the living/dining room. This room is a great size and perfect for a small family or couple to enjoy with friends. There is plenty of space for a small dining table and chairs alongside lounge furniture; it is a practical size and shape for styling in whatever way works for you and your lifestyle. On the back wall are stunning French doors leading out into the back garden. These ensure that the room is flooded with light. There is also a huge storage cupboard under the stairs in the hallway, and when we say huge, you have to see it to believe it. And who doesn't like storage!

Once upstairs, you find yourself on a landing leading to both bedrooms and the main bathroom. But the first room you reach on your right at the top of the stairs is bedroom one, which sits at the back of the property and overlooks the rear garden. This bedroom is a good-sized double. The middle room upstairs is the family bathroom. This room has a W.C., handbasin (with storage underneath), bath (with electric shower overhead), wall-mounted

mirrored vanity unit and heated towel rail. Bedroom two, at the front of the property, is a generous-sized single bedroom, but it would also make a fantastic office or gym for a single person or couple to enjoy. On one wall is the airing cupboard, where the water tank and additional storage can be found.

Back downstairs, French doors from the living/dining room take you out into the back garden, which really is a little haven. The whole area is laid to lawn and surrounded by fencing, with a generous decking area immediately outside the doors and a shed at the bottom of the lawn. The garden offers more than enough space for outdoor furniture, a barbecue, and even a little fire pit if you are feeling adventurous... most importantly, it is a blank canvas to make your own. It is the perfect place to escape for some quiet time with a book and a glass of wine. The gate at the end of the garden provides back access to the property via the neighbours' land; however, the garden for this property is entirely private and does not share access with other neighbours.

Rectory Close is in good condition throughout and will require minimal upgrading...taste-dependent, of course. There are two allocated parking spaces in the parking area over the road. The whole property is electric throughout.

Please call us on 01223 307898 to arrange a viewing at Rectory Close and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

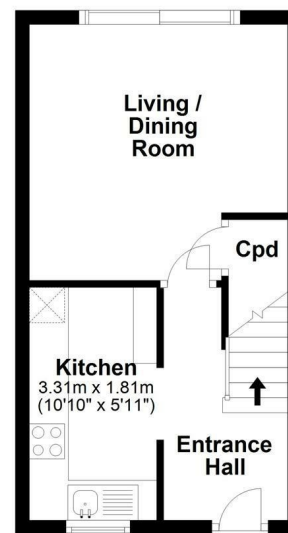
Chain free
Freehold
Council tax band B





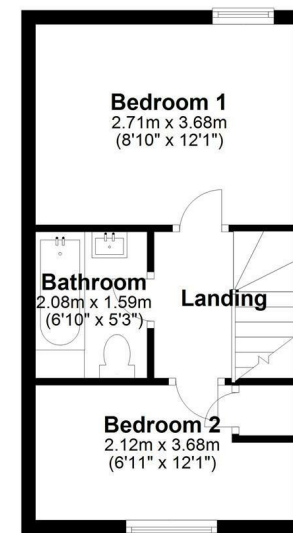
Ground Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



First Floor

Approx. 26.1 sq. metres (281.3 sq. feet)



Total area: approx. 52.1 sq. metres (560.4 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		65	65
(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	

