



**Radcliffe & Rust**  
Residential sales & lettings

**57 Circus Drive, Cambridge CB4 2BT**  
**Guide Price £475,000**



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this bright and modern mid-terrace home on Circus Drive. Circus Drive is located in the popular development of Orchard Park on the north side of the city. Just off Kings Hedges Road, the property offers an ideal location for the Business and Science Parks and of course the new Cambridge North train station that is either a 20 minute stroll or a 6 minute cycle ride away. Cambridge North offers a direct line to London Kings Cross in one hour. The very centre of the city is still only a fifteen minute bike ride away which is perfect for buyers who are looking to take advantage of the whole host of excellent shopping, recreational and cultural amenities that the very heart of Cambridge City has to offer. The property is also well placed for a commuter with easy access to the A14/M11 corridor.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this fantastic four bedroom mid-terrace property in the popular Orchard Park. Offering a pleasant cul-de-sac location, the property is in a great position for the many amenities and prestige history that Cambridge has to offer.

Upon approaching the property, you are welcomed by a modern facade with cream coloured rendering and anthracite grey windows. The property is set back from the footpath with black metal fencing and there is a paved pathway leading to the front door with shingle either side. The allocated parking space is immediately outside the property which is very convenient. Once inside, there is a hallway which has two cupboards providing valuable storage space and stairs leading to the first floor. On the right hand side of the hallway is the living room, which could be used as a fifth bedroom if required. The living room overlooks the front of the property and could comfortably fit a sofa and additional living room furniture. Between the living room at the front and open plan kitchen diner at the rear of the ground floor, there is a downstairs cloakroom which has a W.C. and hand basin. Overlooking the rear garden is the kitchen diner. This room is bright and inviting thanks to the window and French doors both overlooking the rear garden. The dining end of the room is large enough for a table to seat at least four to six people. The kitchen consists of wooden coloured wall and base units with space and plumbing for a dishwasher, washing machine and full height American style fridge freezer. Within the kitchen there is also an electric oven, four ring gas hob, stainless steel sink and drainer and the boiler is also housed within the kitchen.

On the first floor, there are two double bedrooms and a bathroom. The first room you come to at the top of the stairs is bedroom one. A very generous L shaped double, this bedroom overlooks the rear garden and is flooded with light thanks to the two windows. Bedroom one has ample space for a double bed, additional storage furniture and study / work from home area if required. Bedroom one could

also be used as a living space rather than a bedroom if required. Bedroom two is next to bedroom one and overlooks the front of the property. Another great sized double bedroom, the size and shape of this room offers a wealth of different layout possibilities. The bathroom on the first floor has a bath with overhead shower and glass screen, low level W.C., hand basin and spotlights.

On the second floor, there are two further double bedrooms which are the same layout and almost identical in size to the bedrooms on the first floor and a second bathroom. Bedroom three is the first bedroom you come to on the second floor. Another L shaped room, this bedroom is extremely generous in size and overlooks the rear of the property. Bedroom four which overlooks the front of the property offers pleasant views over treetops and could easily fit a double bed and further furniture. The bathroom on the second floor has a bath with overhead shower and glass screen, low level W.C. and hand basin with a mirror above.

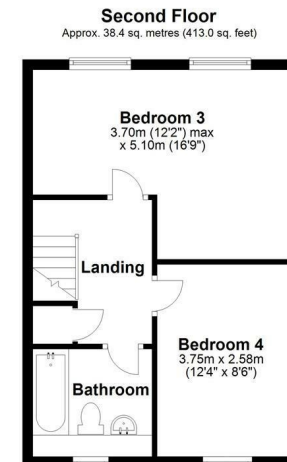
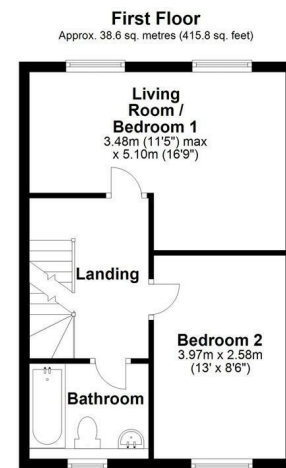
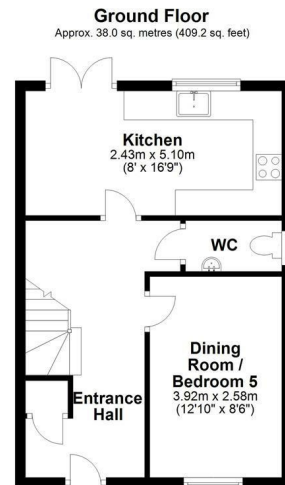
To the rear of the property there is a private rear garden which is low maintenance thanks to the paved patio area and footpath leading to the rear access gate at the end of the garden. The garden is covered in shingle which offers a great low maintenance solution or could be replaced by grass or Astro Turf if required by the new owner.

The property is offered chain free. Please call us today on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Tenure: Freehold  
Chain details: Chain free  
Council tax: Band D = £2,307 for 2024 - 2025 (South Cambridgeshire District Council)





Total area: approx. 115.0 sq. metres (1238.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

