



Radcliffe & Rust are delighted to bring to the market, this modern detached bungalow in the popular area of Lichfield Road, CB1. Located just off Cherry Hinton Road, Lichfield Road lies to the south of the city, and is a short walk from Cambridge Railway Station, which offers direct trains to London's King's Cross and Liverpool Street and Addenbrookes Hospital. The property is a short bike ride from the city centre and is close by to a regular bus service that will take you around the City.

Cherry Hinton Road benefits from being at the heart of this bustling district, that is famous within the city for its wide range of schools, colleges, convenience stores, eateries, public houses and cafes. Cambridge Leisure Park which has supermarkets, a hotel, restaurants and a cinema complex is located just off Cherry Hinton Road.

Cambridge has become the focus of the country's technology and bio-science industries, which in turn has created a multitude of related businesses. This has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Cherry Hinton Road and its surrounding areas have become popular with those working in these tech industries, such as the new Bio Medical Campus which is two miles west and the renowned Science and Business Parks that are three miles north of the city.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this modern detached bungalow in Lichfield Road, CB1. Deceptively spacious, the property offers four bedrooms, an open plan kitchen-diner, off road parking, private garage and a wraparound rear garden. With a tick list this long as well as a fantastic central Cambridge location close to all of Cambridge's amenities, this property is sure to be popular amongst existing Cambridge residents and those looking to move to the area.

Outside, the property has a gravel driveway, off road parking for one vehicle and a side gate leading to the back garden. With a light brick facade and black windows, the modern exterior sets the scene for what the property has to offer. The enclosed porch leads to the second front door and the hallway. The first room you come to on the right hand side is bedroom two. With sliding doors leading to the rear garden, this room is a great size so if an additional bedroom isn't required, it can be used as a second living room. Next to the front door is the cloakroom which has a W.C. and hand basin. At the end of the hallway is the open plan kitchen diner. Another generously sized room, the kitchen base units are cream coloured with a contrasting wooden worktop. The kitchen units are set up in a U shape with a double electric oven, four ring gas hob with glass cooker hood, stainless steel sink and drainer, an integrated dishwasher and undercounter fridge. The dining end of the room is large enough for a table for at least six to eight people and has three doorways leading to the separate utility room, living room and internal hallway. The utility room houses the boiler and has plumbing for a washing machine and other appliances. There is a door in the utility room which leads to the integrated single garage.

From the open plan kitchen-diner there are steps which lead down to the living room. This large high-ceilinged living room has sliding doors overlooking the rear garden and a full length window opposite allowing light to flood in.

The steps from the kitchen diner also lead to an internal hallway which accesses two bedrooms, main bathroom and master suit. The first two rooms are both large enough to fit a double bed, or either could be used as a home office or a dressing room. The main bathroom has a bath with overhead shower and glass screen, W.C. and hand basin. Off the hall there is a large airing cupboard fitted with shelves and a radiator. At the end of the internal hallway is the master bedroom. Flooded with light, the master bedroom has French doors leading to the rear garden and is large enough for a king size bed. Off the room there is a walk-in wardrobe with shelves and rails and an en-suite shower room with marble style floor to ceiling wall tiles, a shower cubicle, W.C., chrome heated towel rail and hand basin with under cupboard storage.

On three sides of the property there is a wraparound garden. Separated into three areas two of which are laid to lawn and the third is paved. The garden is a pleasant space where a peaceful seating area could be created.

Agents notes

Tenure: Freehold

Council tax: Band E = £2,748 for 2024 - 2025 (Cambridge City Council)





Total area: approx. 128.5 sq. metres (1383.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(91-91) B		
(89-88) C	69	81
(85-84) D		
(79-54) E		
(51-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

