



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this pleasant semi-detached property in Drayton Close, CB1. Located in the ever popular area of Cherry Hinton, this well served village lies within the Cambridge City boundary and is conveniently located just three miles south east of the City centre, about two miles from Addenbrooke's Hospital and three miles from Cambridge Central Railway Station. Cherry Hinton Recreation Ground is within easy walking distance of the property while the stunning grounds of Cherry Hinton Hall (which are located just off Cherry Hinton Road), are also within easy walking distance. Cherry Hinton offers a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served villages in the city. 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 factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Cherry Hinton has become a popular area for those working in these tech industries, such as ARM holdings, less than one mile away, the new Bio medical Campus which is just 2.5 miles to the west, and the renowned Science and Business Parks that are less than five miles to the north.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this spacious semi-detached property in Drayton Close, CB1. Located in the ever popular area of Cherry Hinton, the property has 3 - 4 bedrooms, off road parking for at least 2 vehicles and a private rear garden.

Upon approaching the property, you are welcomed to a gravel driveway with space to park at least two vehicles. On the front of the property, there is an open brick-built porch which then leads to the front door and on the right hand side of the property is a gate leading to the rear garden. Once inside, there is a hallway with stairs leading to the first floor. On the left hand side of the hallway, is a doorway which leads into the kitchen. Overlooking the front of the property, the kitchen has white gloss wall and base units with a contrasting wooden worktop and upstand. Within the kitchen there is space and plumbing for a washing machine, ceramic sink and drainer, freestanding slimline dishwasher, Vaillant gas boiler, hob with glass splashback and overhead cooker hood, oven and full height fridge freezer. The kitchen also has a breakfast bar area with wine shelves which could seat two people. From the kitchen there is a doorway leading to the dining area. Positioned between the kitchen to the front and living room to the rear, the dining area has shelving built into one alcove and banquette style seating with storage built in to the other alcove. From the dining area there is an open curved walkway leading into the living room. With French doors and a window overlooking the rear of the property, the room is flooded with light and around the room there are wall lights creating a relaxing ambience. At the end of the hallway, there is some under stairs storage and the downstairs cloakroom which has a W.C., hand basin and mirrored storage cupboard. The final room on the ground floor could be used as a fourth bedroom, snug, office, exercise space or possibly a play room / children's space. With a window overlooking the side of the property, this room could fit a single bed if required.

On the first floor, there are three double bedrooms and the family

bathroom. The first room you come to is bedroom three. Upon entering the room, there is an open dressing area which could have wardrobes or open shelving / rails added to as required. The dressing area leads into the main part of the bedroom. With a pitched roof and window overlooking the rear of the property, bedroom three is large enough to fit a double bed. Next to bedroom three is bedroom two. Bedroom two also overlooks the rear of the property. Wooden style flooring has been added in this bedroom keeping it low maintenance and the room could fit a large bed and additional furniture as required. Bedroom one is next to bedroom two. Overlooking the front of the property, bedroom one is another great sized double with plenty of space for storage furniture to be added. The final room at the end of the landing is the main bathroom which has a corner shower cubicle with glass sliding doors, W.C., hand basin and heated towel rail.

To the rear of the property, there is a private rear garden. The garden has a paved patio area immediately outside the property with the rest of the garden is laid to lawn with bushes and shrubbery around the edge of the garden. Within the garden there is a good sized storage shed and a raised planter along the back fence. The front of the property can also be accessed from along the side of the property.

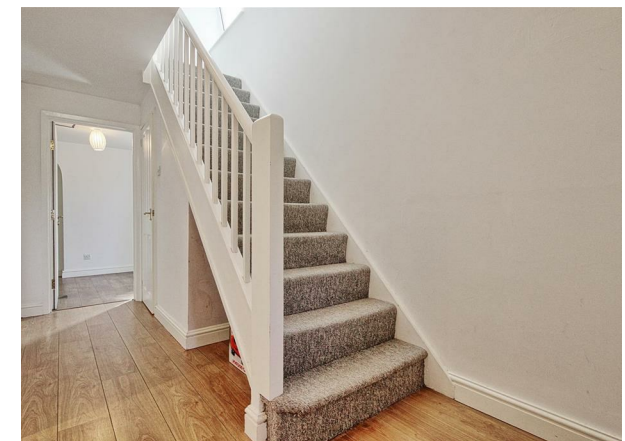
Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

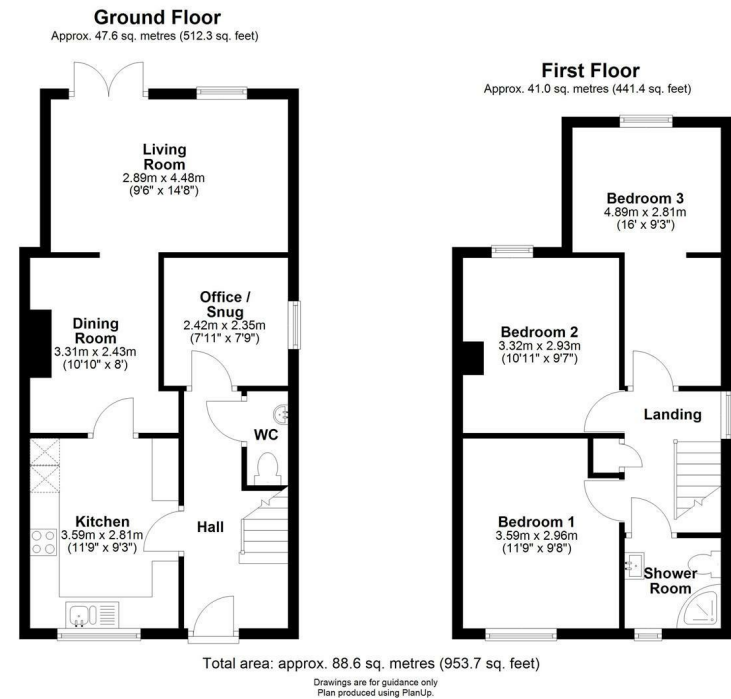
Agents notes

Tenure: Freehold

Council tax: Band C = £1,999 for 2024 - 2025 (Cambridge City Council)

No onward chain





Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(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

