



133 Perse Way
Cambridge, CB4 3SB

Guide price £650,000



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- Detached family house
- Stylishly refurbished
- High quality finishes throughout
- No chain

An extended stylishly refurbished detached family home of about 1000 sq. ft, conveniently located close to town and within the catchment of Chesterton Community College.

The refurbishment and remodelling of this detached house have been executed perfectly, blending stylish contemporary design with high-quality, premium materials and fittings the result of which must be seen.

The accommodation includes a hallway with a tiled floor, the living room has a large window to the front and oak flooring which continues to the dining room extension, perfect as a second sitting room it has a dual aspect incorporating doors to the rear garden. The kitchen is beautifully fitted with handleless cupboards, solid wood tops and various appliances including a down draft extractor, dishwasher, and fridge freezer. The kitchen also has a door to the side aspect. The utility/cloakroom has been well planned with a washer, drier, washbasin and WC.

Upstairs the quality continues with bespoke storage on the landing and three double bedrooms all with oak





flooring and large windows. The bathroom is finished in white with contrasting black fittings and detail, it has a shower over the bath, full wall tiling a towel rail.

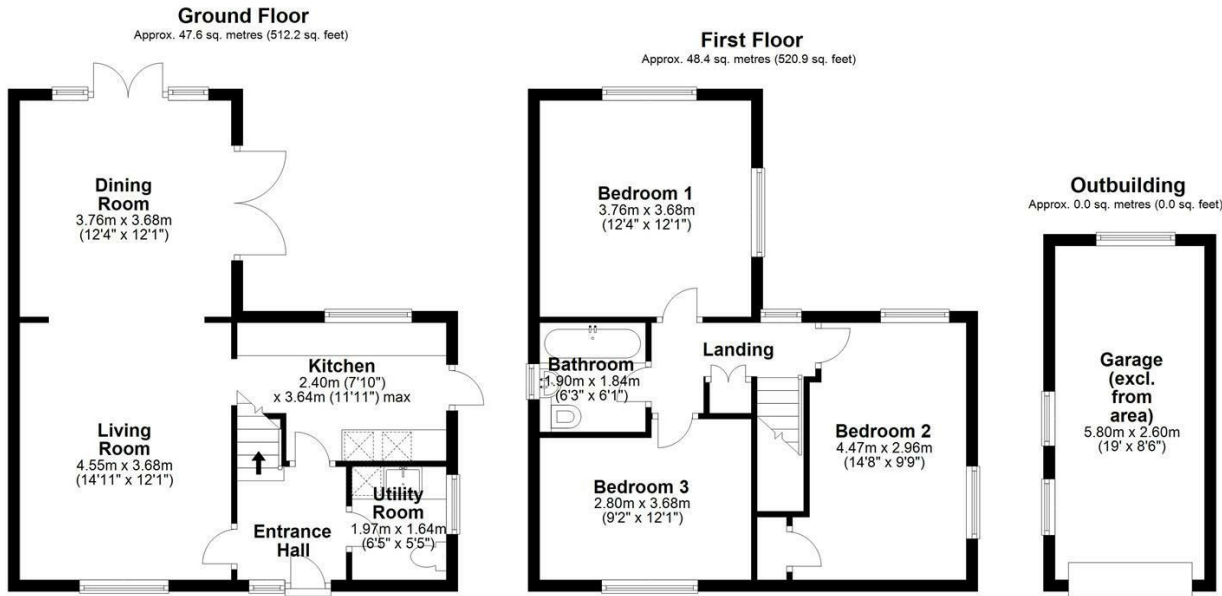
The house has new, Crittall style double glazed windows and doors, gas central heating (the boiler is in the loft), a neutral colour scheme and high-quality appliances by brands including AEG, Miele, and Neff. There is planning permission to extend the house if required: 22/01999/HFUL

Outside, the front garden is lawned and screened from the road by high hedging, a driveway provides parking and access to the carport and garage beyond which also has a door to the garden. Gated access leads to the rear which has been landscaped and carefully laid out to provide privacy and seclusion with a deck at the rear of the house, shaped lawned areas, raised veggie planters and even a sunken trampoline! The garden is enclosed by new fencing.

Perse Way is a popular road, off Carlton Way and close to Gilbert Road. It is well placed for access to the local amenities and shopping but also within easy reach of the City. The Science Park is about 10 minutes by bike and Jesus Green and the river are about 1000m away. Chesterton Community College is within walking distance. SAT NAV: CB4 3SB What3words: ///terms.third.sits



Floor Plan



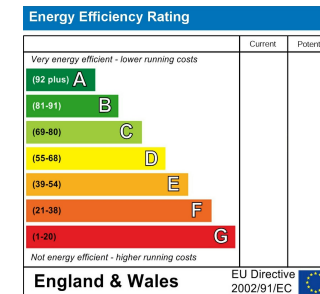
Total area: approx. 96.0 sq. metres (1033.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

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