



30 Lovell Road
Cambridge, CB4 2QR

Guide price £550,000



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- Excellent annexe
- Large garden
- Driveway parking
- Fantastic location

A wonderfully presented three-bedroom property comprising approximately 1250 sq ft, with off-street parking and a superb self-contained annexe, situated on the ever-popular Lovell Road.

Upon entry, the front door, which is positioned to the side of the property, opens into the hall and kitchen, which features a large front-facing window that floods the room with natural light. The kitchen offers ample storage through a range of high and low dark blue painted units, complemented by a tiled splashback. Appliances include a freestanding tall fridge freezer, an integrated gas hob and oven, a dishwasher, and space for a breakfast table. The combi boiler providing gas central heating is also housed here. Under the stairs, there is a useful utility area with plumbing for laundry appliances and additional storage.

The open-plan living and dining space is a standout feature of the home. Carpeted throughout, it offers versatility for generous living and dining arrangements, with built-in shelving and cupboards for storage. Multiple windows to the front, side, and rear, together with patio doors leading to the garden, give the ground floor a bright and spacious feel.

Upstairs, the principal bedroom is located at the front of the property. It is a generous double with wooden





floorboards, a large window overlooking the front garden, and a bespoke built-in wardrobe. The two rear bedrooms include another double with fitted wardrobe space and a single room ideal as a child's bedroom or study. The family bathroom is well-proportioned and fitted with a bath, separate shower unit, basin, and WC, along with a window providing natural light and ventilation.

Outside, the rear garden is an excellent size and thoughtfully landscaped, with a patio area wrapping around to the side access and space for outdoor seating. The lawn area is framed by mature planting and currently used as a family play space. A large garden shed provides practical storage for bicycles and gardening equipment.

At the rear of the plot, entirely separate from the main house, sits a self-contained annexe. Constructed with full planning permission, it includes a good-sized bedroom, an open-plan living, dining, and kitchen area with full cooking facilities, and connections to mains electricity and water. The annexe also benefits from a remaining build warranty, adding peace of mind for future owners.

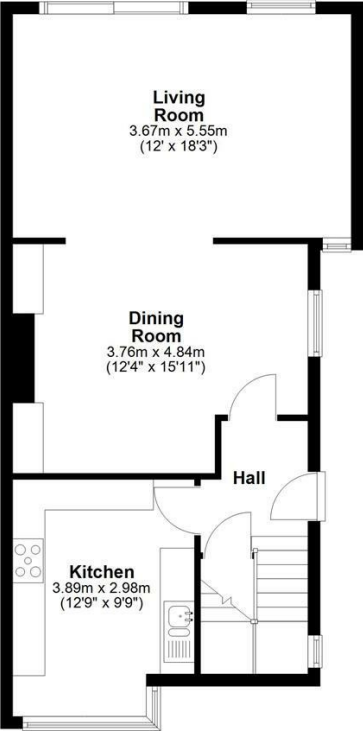
This property presents an excellent opportunity to acquire a spacious family home with a significant annexe and generous outdoor space, all in a highly desirable location close to the Science and Business Parks, Cambridge North Station, the A14, local schools, and the city centre.

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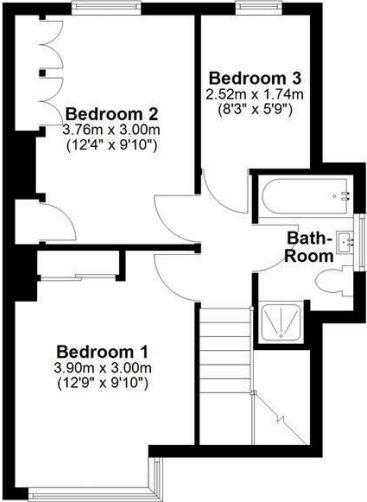
Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



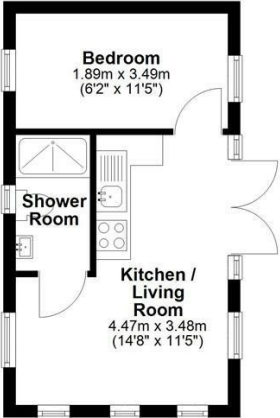
First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



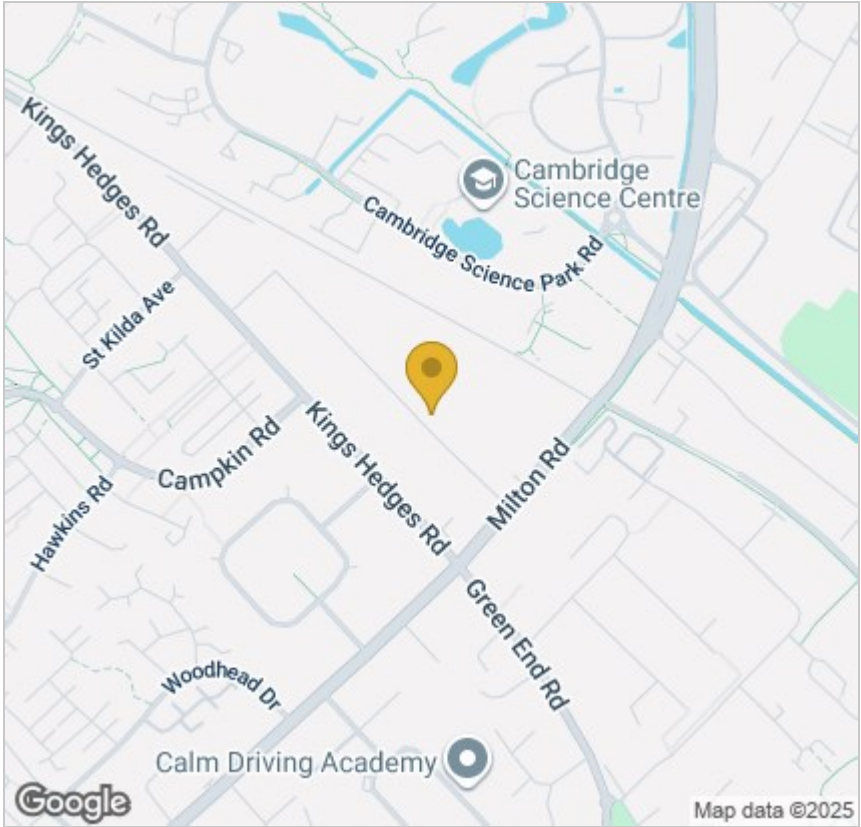
Annexe

Approx. 22.3 sq. metres (239.9 sq. feet)

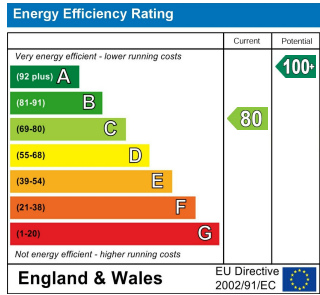


Total area: approx. 116.2 sq. metres (1250.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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