

2 Penarth Place

Newnham, Cambridge, CB3 9LU

Guide price £1,150,000

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- 1970's detached house
- 1714 sqft / 159 sqm
- Within catchment of Newnham Croft & Parkside Community College
- Cul-de-sac position with children's play area

A bright and versatile home of over 1700 sq ft, plus a garage and studio, enjoying a secluded position in one of the best residential locations in the city, available with no onward chain.

This well cared for detached house was built in 1972 and is situated in a delightful cul-de-sac of just 7 dwellings in this friendly West Newnham neighbourhood. The property has gas central heating, is double glazed throughout and also benefits from PV solar panels.

A mixture of attractive flooring, an abundance of natural light and a modern kitchen sit alongside versatile family and dining room areas, while a generous dual aspect living room offers pleasant views over the front and rear of the property. The result is a home that feels spacious, considered, and conveniently situated.

Upstairs are 4 double bedrooms and a shower room which is fitted with a modern white suite. The principal bedroom includes an en suite bathroom. The landing provides access to a partially boarded loft.

Outside there is driveway parking















and an established open-plan garden. The double garage has been partially converted into a versatile studio with a skylight, easterly aspect and a door to the remainder of the garage. The rear garden is mainly laid to lawn and stocked with a variety of fruit trees and mature shrub borders. There is a shed and a small paved patio, the whole is enclosed by fencing.

Penarth Place lies within the highly regarded West Newnham area. Local facilities include a post office, chemist, bakers/coffee shop, butchers, grocers, small supermarket and Newnham Croft Primary School. Lammas Land Recreation Ground, with a large children's' play area, tennis court and paddling pool, is within a mile of the property.

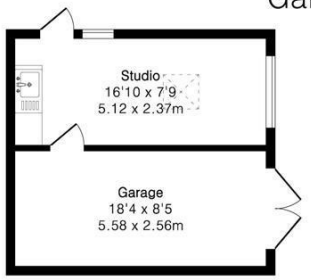
London commuters are well served with a mainline railway station about 2 miles away and the M11 (junction 12) is about 1.25 miles away providing good access to Stansted Airport and the M25.



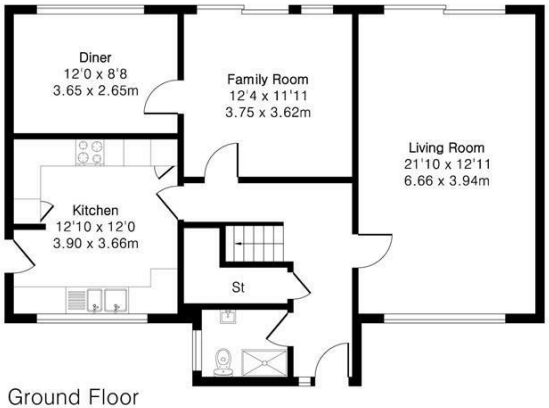


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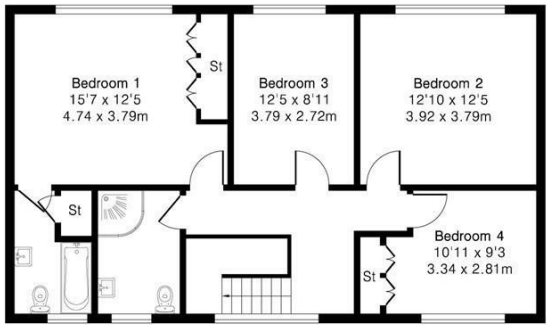
Approximate Gross Internal Area 1714 sq ft - 159 sq m
(Excluding Garage)
Ground Floor Area 882 sq ft – 82 sq m
First Floor Area 832 sq ft – 77 sq m
Garage Area 304 sq ft – 28 sq m



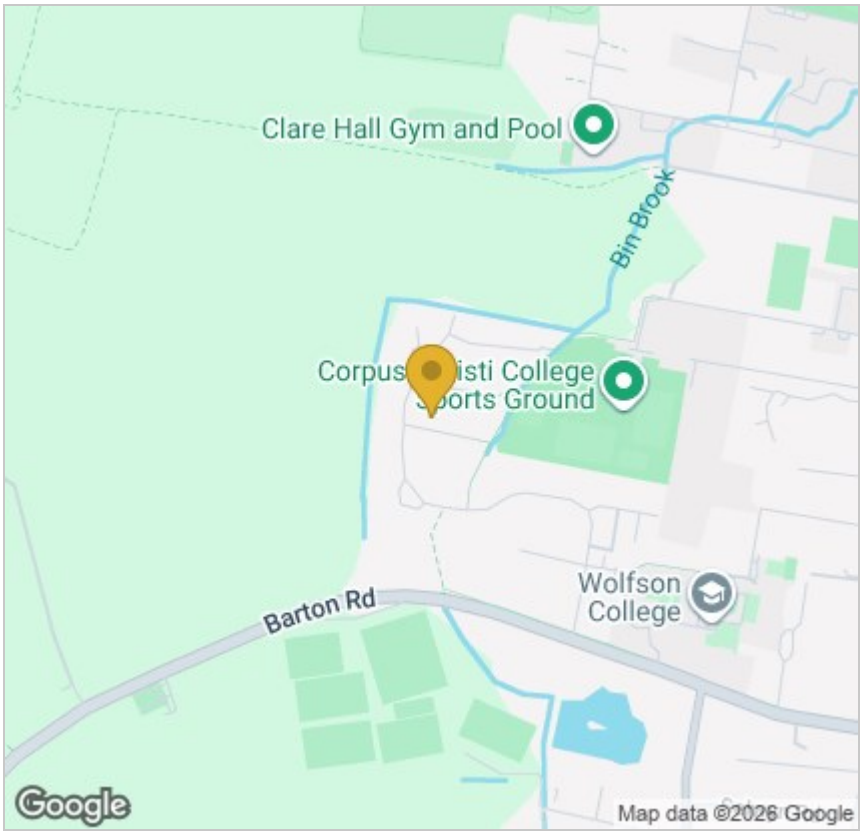
Garage



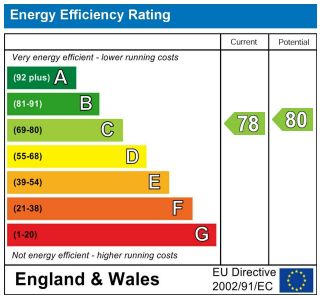
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: G

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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