

Thirleby Close, Cambridge
CB4 3RS

Pocock + Shaw

14 Thirleby Close
Cambridge
Cambridgeshire
Cambridge
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A detached two bedroom bungalow within a small cul-de-sac located off Harding Way, just to the north of the City Centre.

- Detached bungalow
- Cul de sac position
- 2 bedrooms
- Updated kitchen
- Gas central heating and double glazing
- 17'6 x 8'7 Garage
- **No upward chain**
- Southerly facing rear Garden

Offers Over £455,000









Thirleby Close is conveniently situated between Histon Road and Milton Road in this popular residential area. The area is much sought-after due to its ease of access to the city and the proximity of good shopping and schooling facilities. In addition, the property is within easy reach of the A14 and M11.

The property offers bright and airy accommodation with scope (subject to any necessary consents) to remodel/ extend. Of particular note is the lovely south facing rear garden, which offers a high degree of privacy.

White goods included (washing machine, dishwasher, fridge, cooker and freezer).

In detail, the accommodation comprises;

Ground Floor Part glazed upvc door to

Entrance hallway 'L' shaped hallway with radiator, built in cupboard with clothes hanging rail, airing cupboard with slatted wood shelving and factory lagged hot water tank, doors to

Sitting/ Dining room 19'11" x 11'10" (6.07 m x 3.61 m) a lovely bright room with windows to three aspects including two southerly facing windows to the rear garden, two radiators, picture rail, feature fireplace with electric fire and stone hearth, serving hatch to kitchen.

Kitchen 10'8" x 8'2" (3.25 m x 2.50 m) part glazed door and window to covered side area (see later), good range of white high gloss units with work surfaces over, ceiling mounted spotlight unit, one and a quarter bowl stainless steel sink unit and drainer, loft access hatch, space for gas cooker, space and plumbing for dishwasher, space for under counter fridge, folding door to shelved pantry cupboard with window and Vaillant Ecotec plus gas boiler.

Bedroom 1 11'7" x 9'8" (3.54 m x 2.95 m) with window to front and window to side, radiator.

Bedroom 2 10'4" x 7'11" (3.15 m x 2.41 m) with window to front and window to side, radiator.

Bathroom with window to side, panelled bath with electric Triton Jade 3 shower over, part tiled surround, wash handbasin, WC, radiator, mirror fronted wall cabinet.

Covered side area 11'9" x 5'9" (3.57 m x 1.76 m) part glazed door and side panel to front, part glazed door to rear, space and plumbing for washing machine, glazed roof with window, wall light, power point. Part glazed door to

Garage 17'8" x 8'8" (5.38 m x 2.63 m) with aluminium up and over door to front, window to side, power and lighting.

Outside Front garden area with well stocked flower and shrub borders. Path to one side leading to the front door and second door to rear garden. Hardstanding in front of garage for one vehicle. Part glazed door to covered side area.

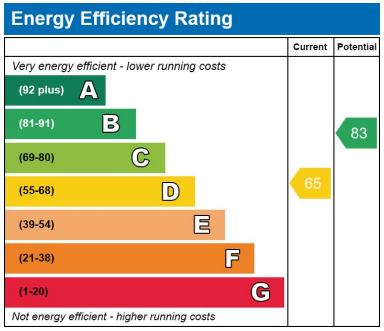
The southerly facing rear garden is a particular feature of the property mainly laid to a good sized lawn with mature flower and shrub borders, paved patio area adjacent to the rear and side, sun awnings to living room rear windows, brick store (behind garage) the whole enjoying a sunny aspect and a high degree of privacy.

Services All mains services.

Tenure The property is Freehold

Council Tax Band C

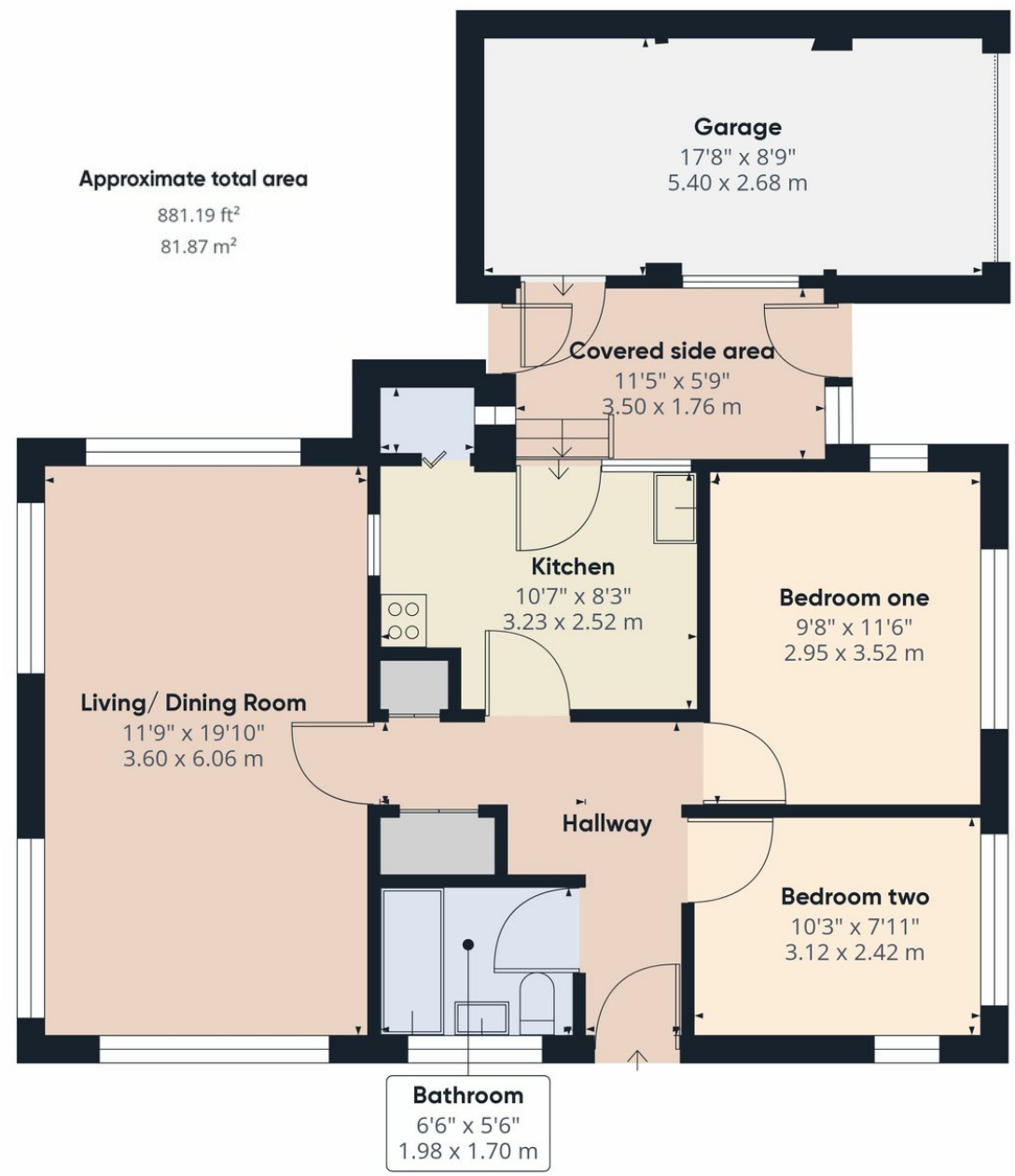
Viewing By Arrangement with Pocock + Shaw















Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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