

Headington Drive, Cambridge, CB1 9HE

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Cambridge,
CB1 9HE

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Guide Price £750,000

A well presented four bedroom detached property extending to approximately 1595sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles, a generous East facing rear garden and separate annexe, located close to local amenities and transport links including Addenbrookes Biomedical Campus, Cambridge Station and the City centre.










FRONT DOOR
into:

ENTRANCE HALL
carpeted, understairs storage space, downlight, radiator. Stairs leading to first floor and access into various rooms.

DOWNSTAIRS W C
with low level w.c., wash hand basin, tiled splashback, upvc double glazed frosted window overlooking front of the property, downlight, laminate flooring, radiator.

SITTING ROOM
with hardwood flooring, upvc double glazed bay style window overlooking front of the property, two radiators, two downlights, stone feature fireplace, upvc double glazed sliding doors leading out onto the rear garden.

DINING ROOM
continuation of the hardwood flooring, radiator, upvc double glazed windows overlooking the rear of the property, downlight.

KITCHEN
with a range of floor and wall units, laminate wood effect worktops and breakfast bar, stainless steel sink and drainer with mixer tap, oven with 5 ring gas hob and grill, space for fridge, part tiled walls, tile effect laminate flooring, radiator, downlight, upvc double glazed windows overlooking the rear garden, integrated Bosch dishwasher.

UTILITY ROOM
continuation of tile effect laminate flooring, floor unit with wood effect laminate worktop, stainless steel sink, upvc double glazed window overlooking front of the property, space and plumbing for washing machine, radiator, downlight, door into storage cupboard with shelving, fuse box and upvc double glazed door leading out onto the rear garden, part tiled walls.

ON THE FIRST FLOOR

LANDING
carpeted, two upvc double glazed windows overlooking front of the property, access into loft space, airing cupboard and access into various rooms including:

PRINCIPAL BEDROOM
carpeted, upvc double glazed window overlooking the rear of the property, radiator, downlight, access into:

ENSUITE SHOWER ROOM
comprising of a three piece suite with walk-in tiled shower, low level w.c., wash hand basin with tiled splashback, storage cupboard beneath, radiator, upvc double glazed frosted window overlooking the side of the property, tiled flooring, LED spotlights, extractor fan.

BEDROOM 2
carpeted, radiator, downlight, double glazed windows overlooking rear of the property.

BEDROOM 3
carpeted, radiator, downlight, upvc double glazed windows overlooking the rear of the property.

BEDROOM 4/STUDY
with wood effect laminate flooring, radiator, downlight, upvc double glazed windows overlooking the front of the property, laminate granite effect worktop.

FAMILY BATHROOM
three piece suite comprising of bath with shower over, part tiled walls, low level w.c., wash hand basin, laminate wood effect flooring, upvc double glazed frosted window overlooking front of the property, heated towel rail, LED spotlights, extractor fan.

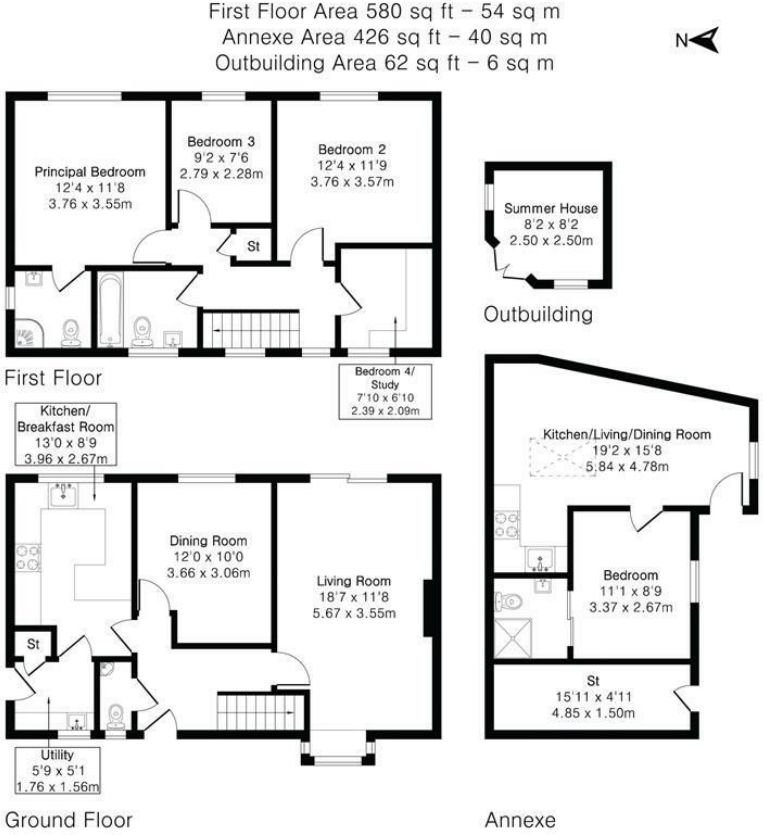
OUTSIDE
The property is approached via pathway leading to driveway offering off-road parking for multiple vehicles, store with up and over door with work bench, timber flooring, power and lighting, perfect for additional storage and brick paved pathway leading to front door and access down both sides of the property.

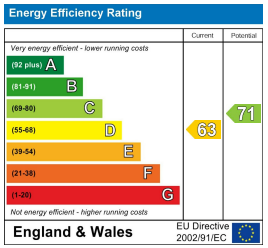
The rear garden is east facing with a generous terrace area perfect for outside seating and al fresco dining. The rear garden is fully enclosed via wall to one side and timber fencing to the remainder. Rear garden is partially lawned with raised beds containing a variety of shrubs and hedges, outside water tap. Summerhouse with raised decking area to the front, timber flooring, doors out onto garden, power and lighting connected, windows overlooking garden.

ANNEXE
with laminate flooring, spotlights, upvc double glazed window overlooking the side of the property. SITTING AREA with skylight, electric radiator.



Approximate Gross Internal Area 1595 sq ft - 149 sq m
(Excluding Outbuilding)
Ground Floor Area 589 sq ft – 55 sq m
First Floor Area 580 sq ft – 54 sq m
Annexe Area 426 sq ft – 40 sq m
Outbuilding Area 62 sq ft – 6 sq m





Guide Price £750,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Cambridge City Council

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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