



Hopkins Close, Cambridge, CB4 1FD

**CHEFFINS**

## Hopkins Close

Cambridge,  
CB4 1FD

- No onward chain
- Detached
- Four bedrooms
- Tucked away location
- Scope for modernisation
- Driveway parking
- Garage

An established four bedroom detached home situated in a tucked away and popular location. The property enjoys bright and well proportioned accommodation throughout, together with generous semi-detached tandem garage and private, mature rear garden. Offered chain free.

4 2 2

**Guide Price £625,000**





## LOCATION

Hopkins Close is conveniently situated to the north of Cambridge, offering excellent access to the city centre, Cambridge North railway station and the A14 for wider road connections. The area is well served by a range of local shops, schools and everyday amenities, with regular public transport links providing straightforward access across the city. Cambridge Science Park and the Cambridge North employment hub are also within easy reach, making this a particularly convenient location for commuters and families alike.

## FRONT DOOR

into:

## ENTRANCE HALL

stairs leading to the first floor, doors to:

## MAIN LIVING ROOM

of good size, bay window with double glazed windows to the front aspect. Integrated gas fireplace with tiled hearth, sliding doors leading directly into the garden.

## DOWNSTAIRS W C

ceramic wash basin with splashback tiles, window to the front aspect, low level w.c.

## DINING ROOM

windows to front aspect.

## KITCHEN

double glazed windows to rear aspect, sink, 4 ring gas hob with splashback tiles, range of base and eye level units, integrated oven with grill beneath, integrated dishwasher, storage cupboard underneath stairs, door into:

## UTILITY

range of base units, space for

washing machine and space for tumble dryer or freezer, stainless steel sink with splashback tiles, door to the rear leading directly into the garden.

## ON THE FIRST FLOOR

### LANDING

with windows to rear aspect overlooking the garden, airing cupboard with built-in shelving, doors to respective rooms.

### BEDROOM 1

with built-in double wardrobes, windows to front aspect, door to:

### SHOWER ROOM

with walk-in shower with shower above, ceramic wash hand basin with splashback tiles, low level w.c., double glazed obscure windows to the front aspect.

### BEDROOM 2

with double glazed windows to front aspect, built-in double wardrobes.

### BEDROOM 3

with double glazed windows to the rear aspect, built-in double wardrobes.

### BEDROOM 4

with windows to rear aspect, built-in double wardrobes.

### FAMILY BATHROOM

with panelled bath with shower above, part tiled walls, obscure windows to the front aspect, ceramic wash hand basin, low level w.c., vanity cupboard above wash basin.

### OUTSIDE

To the front of the property paved walkway leading to the front door, range of shrubs, hedgerows bordering to the front. Gravelled driveway parking for one/two cars, semi-detached tandem GARAGE with up and over door, gated side access.

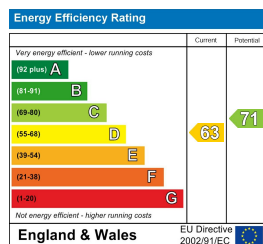
To the rear landscaped garden predominantly laid to lawn with a range of shrubs, trees and flower bordering, part patio, access into the Garage, timber storage shed at the rear of the garden. Garden is easterly facing.

### VIEWINGS

By appointment through the Agents.







Guide Price £625,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Cambridge

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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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

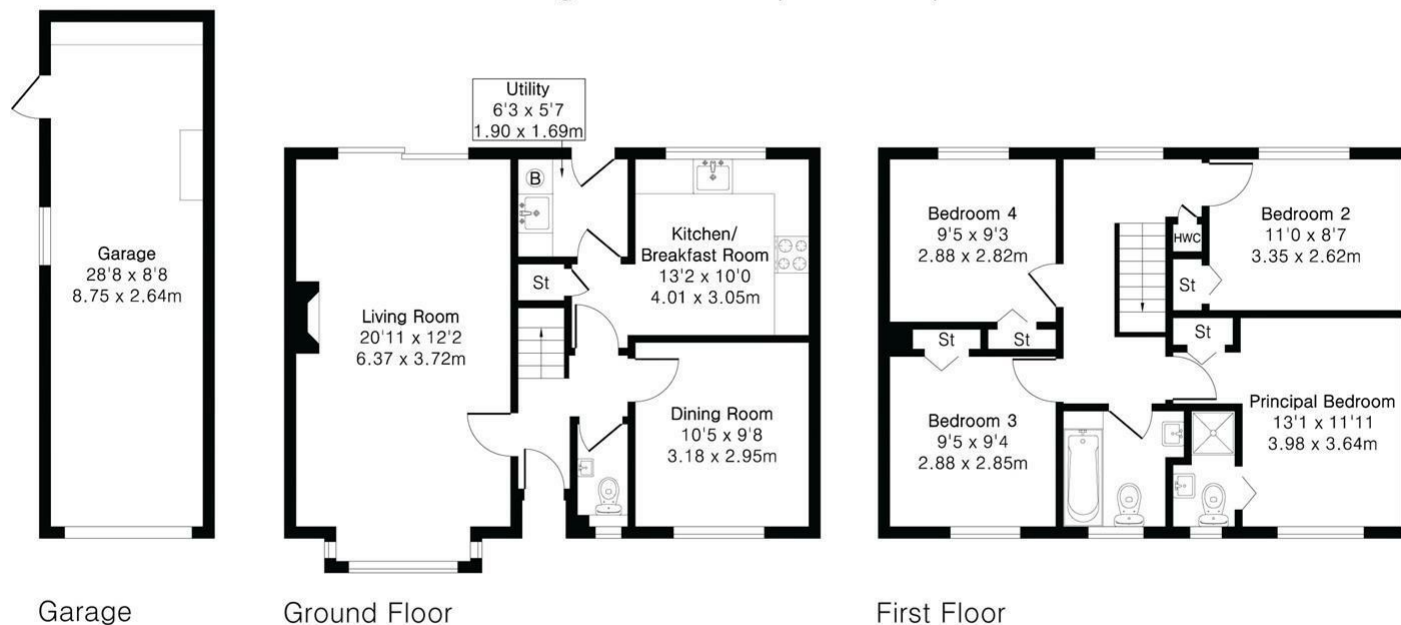
Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

**Approximate Gross Internal Area 1226 sq ft - 114 sq m  
(Excluding Garage)**

Ground Floor Area 616 sq ft - 57 sq m

First Floor Area 610 sq ft - 57 sq m

Garage Area 249 sq ft - 23 sq m



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