



3 Daws Close
Cambridge, CB1 9LE

£2,250 Per month



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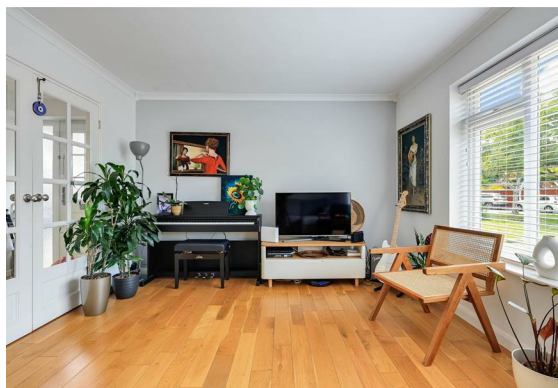
Cambridge, CB1 9LE

- Available August
- Council tax band: D
- EPC:
- Excellent location

A wonderfully presented 3 to 4 bedroom property, with enclosed garden and generous off-road parking with EV charger, and located superbly well for local schools and the amenities of Cherry Hinton.

Available to rent from August, Daws Close is an excellent family home offering flexible accommodation. On the ground floor there is a light and welcoming entrance hall with a very useful understairs cupboard. Through glazed double doors is the large reception room overlooking the front garden. The kitchen is situated at the back of the property and has plenty of worktop space and cabinets as well as appliances including a washing machine, separate drier, dishwasher and large fridge freezer. There is plenty of space for a dining table and chairs, further understairs storage and double doors to the rear garden.

Upstairs there are three bedrooms. The two overlooking the garden are large singles and the primary room at the front of the property is a large double





with a en-suite shower room. Completing the first floor is the stylish family bathroom with bath, shower over, built in vanity unit, wc and heated towel rail.

The garage for the property has been cleverly converted into an excellent space which could be utilised as a standalone home office or 4th bedroom with en suite. With the addition of underfloor heating, small kitchenette and double doors into the garden its offer flexibility without compromising quality.

The garden is south east facing, with recently replaced fencing and newly laid lawn. The side gate leads to the driveway where one could easily park several cars.

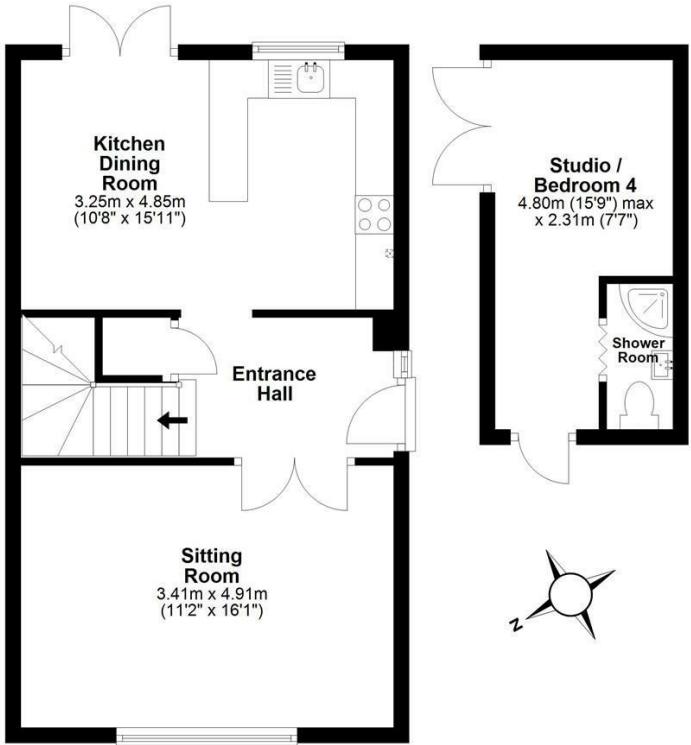
Daws Close is a quiet residential cul-de-sac moments walk from The Spinney and St Bedes schools. The amenities of Cherry Hinton High Street and Cherry Hinton Hall Park are walkable too, and large local employers such as Arm and Addenbrookes Hospital are easily accessible.

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Ground Floor

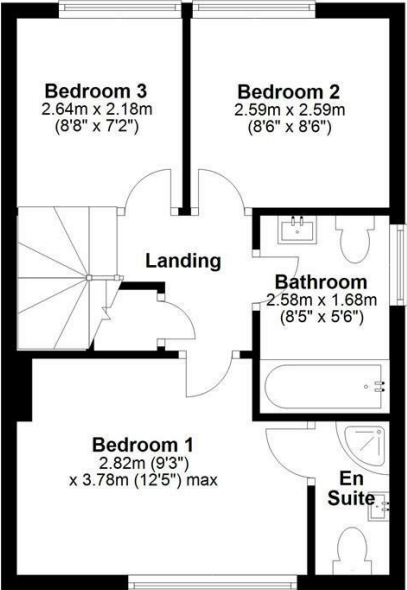
Main area: approx. 42.3 sq. metres (455.1 sq. feet)
Plus annex, approx. 11.1 sq. metres (119.6 sq. feet)



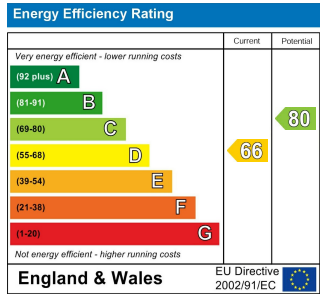
Main area: Approx. 78.2 sq. metres (841.3 sq. feet)
Plus annex, approx. 11.1 sq. metres (119.6 sq. feet)

First Floor

Approx. 35.9 sq. metres (386.2 sq. feet)



Energy Efficiency Graph



Tenure:
Council tax band:

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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