

Coldhams Lane, Cambridge, CB1 3JR

CHEFFINS

CHEFFINS

Coldhams Lane

Cambridge,
CB1 3JR

3 1 1

Guide Price £650,000



- Extended Accommodation
- Finished to a High Specification Throughout
- Generous Gardens
- Highly Sought After Location
- Garage/Workshop
- Driveway Parking

A most impressive semi detached family home circa 1930 that has been thoughtfully extended and improved over the years offering highly desirable accommodation coupled with generous gardens and ample driveway parking.









LOCATION

Situated on the highly regarded Coldhams Lane, this property enjoys a convenient and well-connected position to the east of Cambridge. The area offers excellent access to Cambridge city centre, Cambridge Railway Station, Addenbrooke's Hospital and the Biomedical Campus, while a range of local shops, supermarkets, schools and leisure facilities are close by. Well served by regular bus routes and cycle paths, with easy access to the A14 and M11, the location is ideal for commuters, professionals and families seeking both convenience and connectivity.

ENTRANCE HALLWAY
With entrance door, window to the side aspect, storage cupboards, wood effect flooring, stairs to the first floor, doors to:

LOUNGE
With bay window to the front aspect, wood effect flooring, door to the dining/day room

DINING/DAY ROOM
With bifold doors opening to the garden, ceiling downlights, open to the kitchen

KITCHEN
With window to the side aspect, matching eye and base level units, worktop with ceramic sink and drainer with mixer tap, inset four ring gas hob with extractor hood over, integrated appliances including; fridge freezer, dishwasher, chest level double oven and washing machine, tiled splashback, under stairs cupboard, ceiling downlights, door to boot room

BOOT ROOM
With door to the garden, door to guest cloakroom

GUEST CLOAKROOM
With window to the rear aspect, low level wc with hidden cistern, wall mounted hand wash basin, chrome heated towel rail, part tiled walls, ceiling downlight

FIRST FLOOR

LANDING
With window to the side aspect, wood effect flooring, loft access via hatch, doors to:

BEDROOM 1
With bay window to the front aspect, fitted wardrobe with mirrored sliding doors, wood effect flooring

BEDROOM 2
With window to the rear aspect, wood effect flooring

BEDROOM 3
With window to the front aspect, Velux window, wood effect flooring

FAMILY BATHROOM
With window to the side and rear aspect, suite comprising; panelled bath with mixer tap and shower head attachment, low level wc with eco flush button, pedestal wash basin with chrome mixer tap, shower cubical with drencher head over, tiled walls, tiled floor, chrome heated towel rail, ceiling downlights

OUTSIDE
The front of the property offers block paved parking for two cars leading to the large open porch with tiled floor and built in seating.

The fully enclosed rear garden is mostly laid to lawn with a patio area, external lighting, garage, well stocked feature flower beds, mature shrubs, summer house, pergola and gated side access.







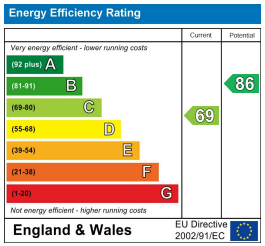












Approximate Gross Internal Area 1593 sq ft – 148 sq m
Ground Floor Area 811 sq ft – 75 sq m
First Floor Area 541 sq ft – 50 sq m
Garage Area 242 sq ft – 22 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

CHEFFINS

Guide Price £650,000
Tenure - Freehold
Council Tax Band - D
Local Authority - Cambridge City Council

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.

Clifton House 1-2 Clifton Road. Cambridge. CB1 7EA | 01223 214214 | cheffins.co.uk

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.

CHEFFINS