



35 Grafton Street, Cambridge, CB1 1DS
Guide Price £775,000 Freehold

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AN IMPRESSIVE, SYMPATHETICALLY EXTENDED AND IMPROVED THREE BEDROOM VICTORIAN HOME WITH A CELLAR, LOCATED IN THE KITE AREA OF THE CITY.

- Broad Victorian terrace in central location with cellar
- Recently extended and renovated
- New John Lewis kitchen (2021)
- Total plot size - approx 0.03 acres
- Residents permit parking
- 3 bedrooms, upstairs bathroom (new 2022)
- 1020.0 sqft / 94.8 sqm
- New & beautifully landscaped courtyard garden
- Planning permission to extend further
- Gas-heating to radiators

Occupying a sought-after position within one of Cambridge's most desirable Victorian streets, this beautifully presented, three-bedroom terraced home has been thoughtfully extended and comprehensively refurbished to create elegant accommodation that balances period character with contemporary living.

The property extends to approximately 1,020 sqft and has been carefully reconfigured to provide a natural flow between the principal reception spaces, making it equally well suited to modern family life and entertaining.

The entrance hall leads to a beautifully proportioned, dual aspect sitting room extending to over 21 feet in length. Bathed in natural light, the room retains the charm and large sash windows synonymous with Victorian architecture while offering a generous living space with views over both the front and rear elevations.

To the rear, the house opens into a superb kitchen and dining room, created through a sympathetic extension that enhances both the space and functionality of the home. The contemporary John Lewis kitchen is fitted with an excellent range of bespoke cabinetry, quality integrated appliances and generous preparation space, whilst the adjoining dining area enjoys French doors opening directly onto the garden, providing a seamless connection between inside and out.

A cloakroom completes the ground floor accommodation.

The first floor offers three well-appointed bedrooms, including two generous double rooms and a versatile third bedroom. The accommodation is served by a beautifully finished family bathroom, appointed with high-quality contemporary sanitaryware.

A useful cellar provides practical storage, while the rear garden has been designed as a private and tranquil outdoor space.

Location

Grafton Street forms part of an established area known as the Kite, a conservation area lying close to Parker's Piece and the city centre (Market Square), which is about 0.6 miles away. It is particularly well positioned for Anglia Ruskin University and is in close proximity to many of the city's facilities and Cambridge University's departments, which can easily be accessed by foot, bicycle or bus. Many of the city's state and independent schools for all age groups are available within striking distance, whilst the well renowned Hills Road Sixth Form College is also within easy cycling distance. The mainline railway station is about 0.9 miles away. It is well situated for access to the excellent local shopping on Burleigh Street and Fitzroy Street including a local Waitrose.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.

Council Tax Band - E

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

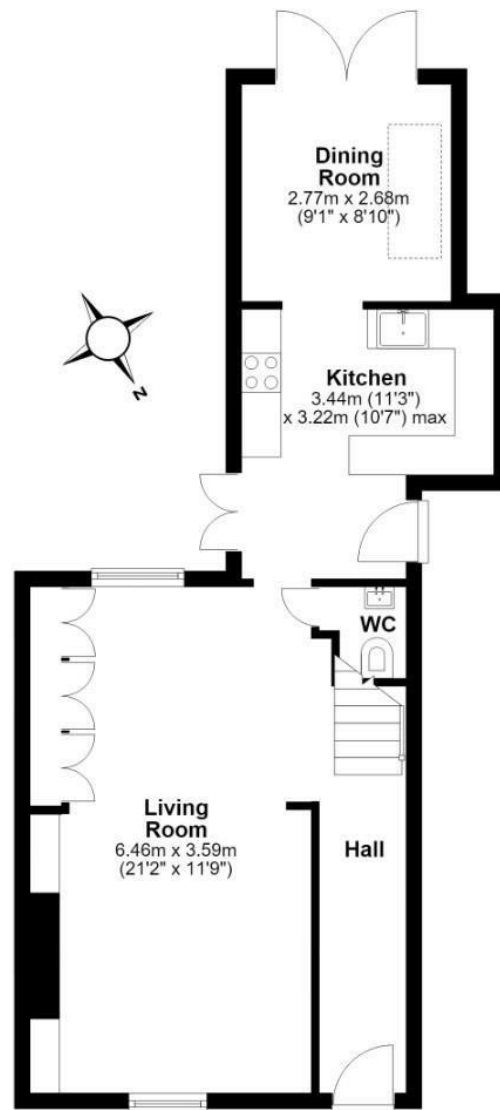
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





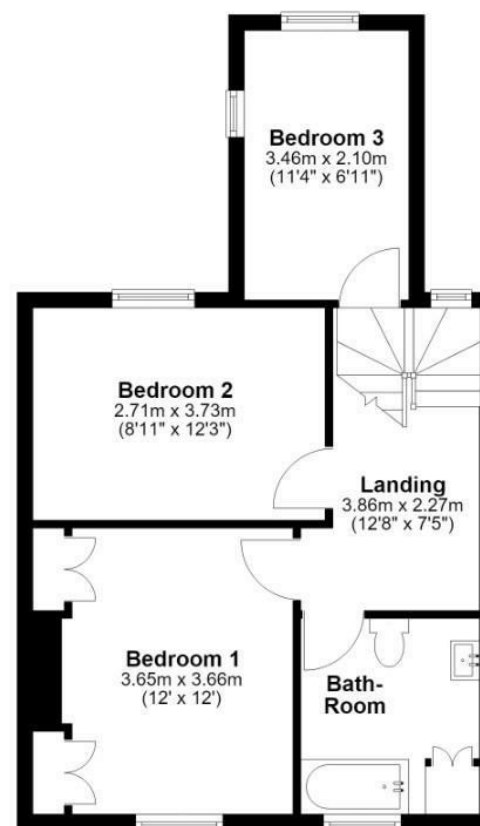
Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



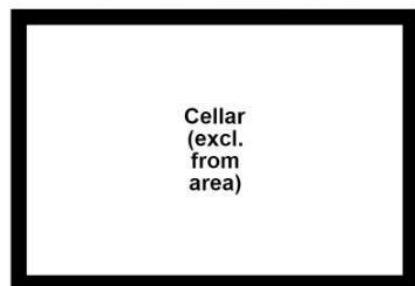
First Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



Basement

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Cellar (excl. from area))



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





