



49 Franks lane, Cambridge, CB4 1RR
Guide Price £625,000 Freehold



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A BEAUTIFULLY RENOVATED AND EXTENDED SEMI-DETACHED HOME OFFERING FOUR DOUBLE BEDROOMS, STYLISH OPEN-PLAN LIVING, AND A HIGH-SPEC DETACHED HOME OFFICE. THE PROPERTY IS CONVENIENTLY SITUATED TOWARD THE END OF A CUL-DE-SAC, CLOSE TO CAMBRIDGE NORTH RAILWAY STATION.

- Extended, semi-detached home over 3 floors
- 4 double bedrooms, family bathroom and WCs on each floor
- Bay-fronted living room
- Total plot size - approx 0.08 acres
- Gas-fired heating to radiators
- Beautifully renovated throughout
- Bespoke modern kitchen/dining room with bi-fold doors
- Newly built, detached garden studio/office
- Street parking
- Excellent location close to Cambridge North railway station

An exceptional inter-war, bay-fronted, semi-detached residence, which has been extended and refurbished to offer spacious and well-appointed accommodation including four double bedrooms. Particular highlights are a superb open-plan kitchen/dining space with bi-fold doors, and an impressive 23m private garden with a high-specification detached studio. The property occupies a very convenient north city location toward the end of a cul-de-sac, with excellent access to Cambridge North railway station, the Science Park and the city centre, which is a pleasant 30 minute walk along the river.

The entrance hall opens into the generously proportioned living room, which is bay fronted and includes two storage cupboards, one of which houses the combination boiler. Folding double doors open into the very impressive and sizeable kitchen/dining room, which features a vaulted ceiling with Velux windows, wooden flooring, and access to a utility/cloakroom with WC. The kitchen is replete with a range of stylish blue units with contrasting white work surfaces, a central island with an inset stainless sink and hanging copper pendant lights over, space for a dishwasher and fridge-freezer, and built-in appliances including a double oven and a four-ring gas hob with a chimney extractor hood over.

On the first floor, there is a family bathroom, which is partly tiled and fitted with a three-piece suite including a panelled bath with a mains shower over, a wash basin, a WC and a heated towel rail. There are two bedrooms, both of which are doubles in size, with one including fitted a fitted wardrobe.

On the second (top) floor, there are two further double bedrooms, with an ancillary WC.

Outside, the property is approached to the front via a gravelled garden, which includes mature trees and plants. A side passage leads to a sheltered and secure storage area, which, in turn, leads to the delightful rear garden. Fully enclosed by fencing, the garden is predominantly laid to lawn and includes a patio area, side border and an attractive eucalyptus tree.

A newly built, detached garden studio provides a versatile additional space and a separate storage area. It is finished to a high specification with insulation, power, lighting, electric heating and bi-folding doors, making it ideal for use as a home office, gym or studio.

Location

Franks Lane is a cul-de-sac of mostly semi-detached homes, which is situated within easy access to the Science Park, Cambridge North railway station and the historic city centre, all accessible by foot or bicycle. There is a nearby recreation ground, a wide variety of local facilities in Chesterton High Street and Milton Road and pleasant riverside walks nearby along with access to Stourbridge Common.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

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

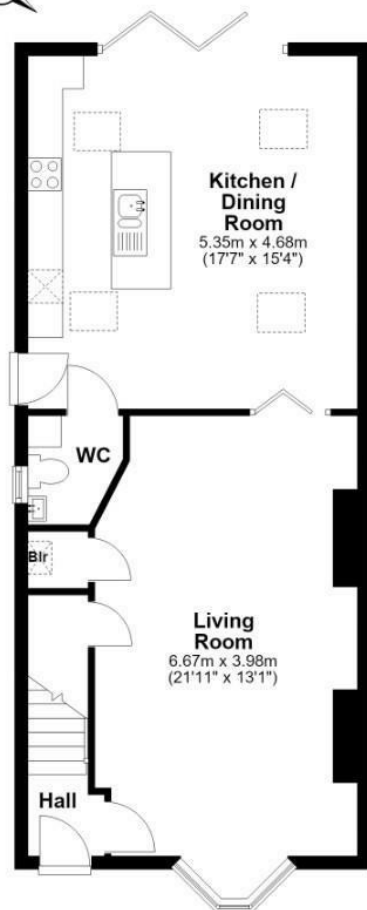
Viewing

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

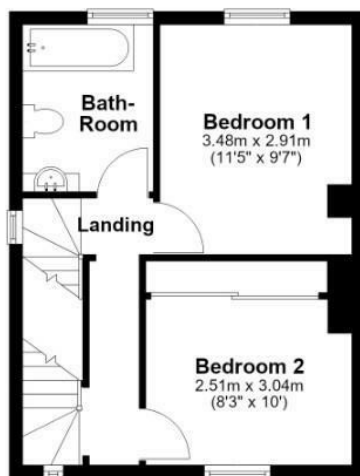




Ground Floor
Approx. 59.0 sq. metres (634.6 sq. feet)



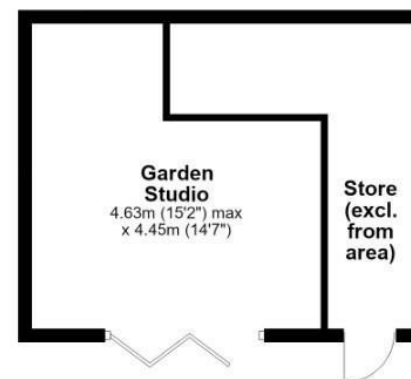
First Floor
Approx. 33.5 sq. metres (361.1 sq. feet)



Second Floor
Approx. 22.0 sq. metres (236.9 sq. feet)



Outbuilding
Approx. 20.6 sq. metres (221.7 sq. feet)
(excluding Store (excl. from area))



Total area: approx. 135.1 sq. metres (1454.4 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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