



16 Wulfstan Way, Cambridge, CB1 8QH
Guide Price £575,000 Freehold



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AN EXTENDED 4-BEDROOM, SEMI-DETACHED HOUSE WITH DRIVEWAY PARKING AND WEST-FACING LANDSCAPED GARDENS, CLOSE TO ADDENBROOKE'S HOSPITAL, GOOD SCHOOLS AND A WIDE RANGE OF AMENITIES.

- 1211 sqft / 112 sqm
- 4 bedrooms, 3 receptions, 2 bathrooms
- West-facing landscaped rear garden
- Gas-fired heating to radiators
- Separate access to ground floor bedroom and shower room
- Semi-detached house built in 1951
- Driveway parking for two vehicles
- Total plot size - approx 0.08 acres
- Extended in 2002 and 2004
- Walking distance to local shops and Addenbrooke's Hospital

This spacious semi-detached house on Wulfstan Way was built in 1951 to a non-standard construction (Unity build) and was overhauled in 1991 to PRC standards. The property was later extended and remodelled (2002 and 2004) to increase ground floor living accommodation and flexibility.

The property has been well cared for by the current owner and offers immaculately presented accommodation extending to 1211 sqft over two floors.

The accommodation comprises a spacious open entrance hall with a staircase rising to the first-floor level. A comfortable living room with a large feature window overlooking the front aspect, connects to a full-width open plan kitchen/dining room. This light and impressive space offers a well-equipped kitchen with ample storage solutions and space for freestanding appliances. Sliding doors open to a conservatory/garden room and there is access to a rear lobby, which leads to a shower room and bedroom 4/study. There is access to the rear garden from this room.

Upstairs, the first-floor landing area leads to a refitted bathroom and three bedrooms, all providing built-in storage.

Outside, the well-designed and established rear garden has a favourable west-facing aspect, paved terrace area, deep borders of various mature trees and shrubs, garden pond and a useful timber storage shed. There is a hard standing paved driveway to the front providing parking for two vehicles.

Location

Wulfstan Way is situated off Queen Edith's Way, which forms part of a convenient and popular residential area about 3 miles south east of Cambridge City centre, and is close to an excellent range of shops and other facilities on Wulfstan Way and Cherry Hinton Road. Cherry Hinton, a sought-after suburb, is a short distance away. It is incredibly well served with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

Primary schooling is available at Queen Edith's with secondary schooling at Netherhall, independent schools for all age groups and Hills Road and Long Road Sixth Form Colleges are all within easy reach. It is also well placed for Addenbrooke's Hospital, Arm Ltd, Cambridge railway station and Cherry Hinton Hall, a delightful green park with children's play facilities.

Agent's Note

Works carried out to PRC standard. PRC certificate in place.

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 interest.

Viewing

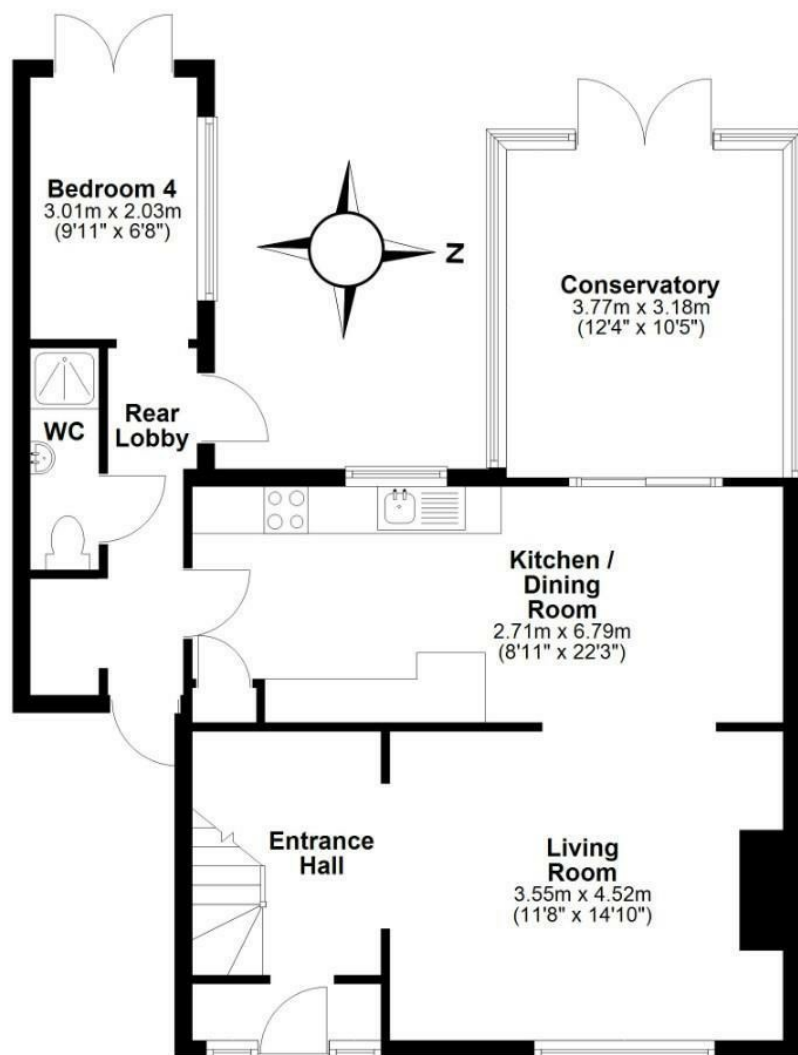
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



Total area: approx. 112.5 sq. metres (1211.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 43.3 sq. metres (465.7 sq. feet)



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	70	77
EU Directive 2002/91/EC		



