



126 Lucerne Close, Cambridge
CB1 9SA

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Cambridge | Cambridgeshire | CB1 9SA

Guide Price £375,000

- A superb two-bedroom link - detached property
- Open plan sitting/ dining room
- Two good size bedrooms
- Garage
- Off-road parking
- Good size rear garden

The Property

A well-proportioned two-bedroom link - detached residence which has undergone recent renovations, offering off-road parking, garage and rear garden. All situated in this quiet residential development with an ease of access to ARM, Addenbrookes and major commuter links.

The Setting

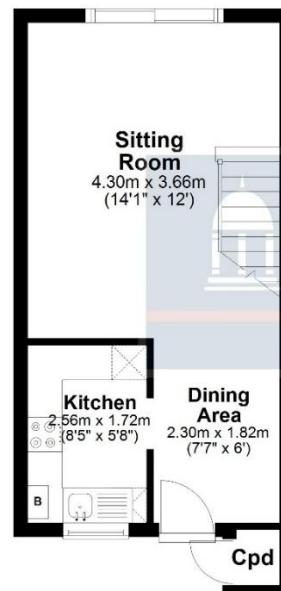
Lucerne Close is a quiet residential cul-de-sac set within a well-established area of south-east Cambridge, offering a convenient balance of tranquility and accessibility. The location is well served by local amenities, with neighbourhood shops, cafés and everyday services close at hand, while Cambridge city centre is approximately 3 miles away and easily reached by bus, bicycle or car. Cambridge Railway Station is around 2 miles distant, providing fast and frequent services to London and beyond, and there is straightforward access to Addenbrooke's Hospital, the Biomedical Campus and major road links including the A14 and M11. The area is popular with families, benefitting from a range of well-regarded primary and secondary schooling nearby, as well as green spaces and recreational facilities, making Lucerne Close an appealing setting for a wide range of buyers.

The Accommodation

An entrance door opens into the open plan dining/sitting area, with an opening leading into the recently installed kitchen. Fitted with a matching range of wall and base units with work surface over, incorporating a stainless-steel sink with mixer tap and drainer, integrated oven and hob with extractor hood above. There is space and plumbing for a washing machine and fridge/freezer. A wall-mounted gas boiler serves the heating and hot water, while a window to the front completes the space. To the rear, the open plan living and dining room offers a generous and versatile area with staircase rising to the first floor, complemented by sliding doors opening out onto the garden. The first-floor landing provides access to the loft and doors to the adjoining rooms. The main bedroom is positioned to the rear of the property with a window with views over the garden. Bedroom two enjoys a front aspect with a built-in airing cupboard housing the hot water cylinder. The bathroom has been recently completely re-fitted with a new three-piece suite including a combined bath and shower with a wall-mounted shower attachment and electronic 'smart' controller. The bath, WC, and hand basin with mixer tap are complimented by waterproof splash panelling and a privacy window to the side.



Ground Floor
Approx. 26.3 sq. metres (283.5 sq. feet)



First Floor
Approx. 26.3 sq. metres (282.9 sq. feet)



Outbuilding
Approx. 13.5 sq. metres (145.5 sq. feet)



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Total area: approx. 66.1 sq. metres (711.9 sq. feet)

Outside

To the front of the property is a paved driveway with access to the garage with up and over door. A lawned area with pathway leads to the front door. The rear garden is a particular feature of property, mainly to lawn with two patio areas, ideal for al fresco dining. A door opens into the garage with light and power connected.

Services

Mains electric, water and drainage are connected. Gas fired heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Link - detached

Property Construction – Brick built with tiled roof

Local Authority – South Cambridgeshire District Council

Council Tax – D

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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