



Glebe Road, Cambridge, CB1 7TF

CHEFFINS

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Cambridge,
CB1 7TF

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Guide Price £895,000

- Extended And Beautifully Presented Family Home
- Versatile Five Bedroom Accommodation
- Stunning Open Plan Kitchen/Dining/Family Space
- Principal Bedroom With Dressing Area And Ensuite
- Separate Utility Room And Ground Floor Cloakroom
- Gravel Driveway And Gated Side Access
- Convenient Access To Addenbrooke's, Cambridge Station And City Centre

A beautifully presented and thoughtfully extended five bedroom family home, occupying a generous plot along the ever popular Glebe Road, offering stylish and versatile accommodation arranged across three floors.





LOCATION

Glebe Road is a well regarded residential position situated to the south of Cambridge city centre, ideally placed for access to a wide range of local amenities and schooling, together with excellent transport links. The property is particularly well positioned for commuters and biomedical professionals alike, with Addenbrooke's Hospital and the Biomedical Campus situated nearby, alongside Cambridge Station providing regular services into London King's Cross and Liverpool Street. The area also offers convenient access onto major road networks including the M11 and A14. Cambridge city centre itself offers an exceptional blend of historic architecture, independent cafés, restaurants and shopping facilities, whilst nearby green spaces and recreational amenities further enhance the appeal of this highly convenient city location.

ENTRANCE HALL

Panel-glazed entrance door leading through into the entrance hall, with engineered wood flooring, radiator, stairs rising to the first-floor accommodation, double-glazed sash window to front aspect, inset LED downlighters and doors leading through to the respective rooms.

CLOAKROOM

Comprising a two-piece suite with low-level WC with hand flush and wash hand basin with hot and cold mixer tap and extractor fan.

OPEN-PLAN LIVING/KITCHEN/DINING AREA

A well-proportioned open-plan space arranged into distinct living, kitchen and dining areas.

LIVING AREA

With continuation of the engineered wood flooring from the entrance hall, under-stairs storage cupboard, inset LED downlighters, door leading through to the utility room and opening into the kitchen/dining area.

KITCHEN AREA

Comprising a collection of both wall and base-mounted storage cupboards and drawers, fitted with a soft-closing feature and handleless doors. Stone effect work surface with inset stainless steel sink, hot and cold mixer tap and drainer to the side. Integrated four-ring induction hob with Neff extractor hood and lighting above, integrated double oven, space and plumbing for an American-style fridge/freezer and integrated concealed dishwasher. Continuation of the kitchen work surface via peninsula unit with overhang forming breakfast bar seating area, inset LED downlighters, stone tiled flooring and double-glazed windows to side and rear aspects.

DINING AREA

With continuation of the stone tiled flooring, radiator, inset LED downlighters and bifolding doors with fitted blinds opening onto the rear garden terrace.

UTILITY ROOM

Fitted with the same style wall and base-mounted storage units as the kitchen, with stone-effect work surface over incorporating inset sink with hot and cold mixer tap and drainer to side. Space and plumbing for washer and dryer, together with a wealth of further built-in storage. Inset LED downlighters, stone tiled flooring, double-glazed window and panel-glazed door leading onto the side access.

LIVING ROOM

With engineered wood flooring, radiator and inset LED downlighters.

FIRST FLOOR ACCOMMODATION**LANDING**

With stairs rising to the second-floor accommodation and doors leading through into the respective rooms.

FAMILY BATHROOM

Comprising a four-piece suite with standalone bath with hot and cold mixer tap and shower attachment, corner shower cubicle with wall-mounted shower and sliding glazed door, low-level WC with hand flush and wash hand basin with hot and cold mixer tap. Part tiled surrounds, tiled flooring, heated towel rail, inset LED downlighters, illuminated mirror, extractor fan and double-glazed window to side aspect.

PRINCIPAL BEDROOM

Double room with engineered wood flooring, radiator, wardrobes, inset LED downlighters and double-glazed sash windows to rear aspect. Recessed dressing area with door leading through into:

ENSUITE SHOWER ROOM

Comprising a three-piece suite with walk-in shower enclosure with dual wall-mounted shower heads and glazed screen partition, low-level WC with hand flush and wash hand basin with hot and cold mixer tap. Part tiled surrounds, tiled flooring, heated towel rail, illuminated mirror with lighting feature and mirror demister, wired cabinet with two shaver points, silent extractor fan, inset LED downlighters and double-glazed window overlooking the rear garden.

BEDROOM TWO

Double room with engineered wood flooring and double-glazed sash window to front aspect.

BEDROOM THREE

With engineered wood flooring and double-glazed sash window to front aspect.

SECOND FLOOR ACCOMMODATION**LANDING**

With doors leading through into the respective rooms.

BEDROOM FOUR

With engineered wood flooring, eaves cupboards, radiator and Velux-style skylight window fitted with blinds to front aspect.

BEDROOM FIVE

With engineered wood flooring, radiator and double glazed sash window to rear aspect.

SHOWER ROOM

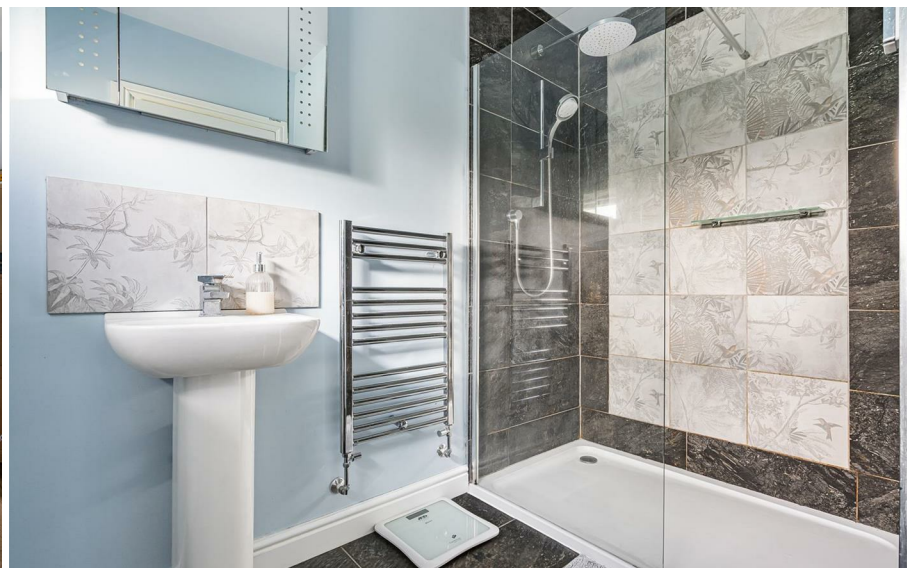
Comprising a three-piece suite with corner shower cubicle with fixed shower head and sliding glazed door, low-level WC with concealed cistern and hand flush, and wash hand basin with hot and cold mixer tap with storage cabinetry beneath. Part tiled surrounds, tiled flooring, heated towel rail, extractor fan, inset LED downlighters and double-glazed privacy window to rear aspect.

OUTSIDE**FRONT**

The property is approached off Glebe Road via dropped kerb leading onto a gravel driveway, with block-paved pathway leading to the front entrance door. The gravelled frontage is enclosed on one side by low-level brick walling and wooden fence the other and benefits from gated side access leading through to the rear garden.

REAR GARDEN

To the rear, the property benefits from a lengthy garden, principally laid to lawn, with large raised patio terrace directly adjoining the rear of the property via the bifolding doors, providing an ideal space to relax and entertain. The garden further benefits from two large timber storage sheds and is enclosed by timber fencing, whilst backing onto the local allotments.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	

Guide Price £895,000
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – Cambridge City Council





