



Gilbert Road, Cambridge, CB4 3PA

CHEFFINS

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Cambridge,
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A most appealing and substantial detached residence, extending to approximately 2,056 sq ft of accommodation, together with a large double garage, double-width driveway, and generous grounds exceeding one third of an acre, a combination rarely available in such close proximity to the city centre. The property occupies a vibrant and well-connected position, conveniently placed for an excellent range of local amenities and shopping facilities, with the highly regarded Chesterton Community College, Cambridge North railway station, and the city centre close by.

4 3 3

Guide Price £1,500,000





LOCATION

Gilbert Road provides the ideal mix of peaceful, tree-lined residential living and excellent convenience in the popular West Chesterton area. Just north of the city centre, the location offers easy walking access to Milton Road Primary School, Chesterton Community College, local shops, cafés and pubs at Mitcham's Corner. The River Cam, Jesus Green and Midsummer Common are only a 10-minute walk away. The area has superb transport links, including Cambridge North Station, frequent buses, cycle routes, and quick access to the A14, M11, and Cambridge Science Park.

COVERED ENTRANCE

with outside light and timber panelled entrance door leading through to:

RECEPTION HALLWAY

Staircase rising to the first floor, double panelled radiator, double glazed frosted window to the front aspect, understairs storage cupboard and further storage cupboard.

LIVING ROOM

Coved ceiling, double panelled radiator, feature fireplace incorporating gas fire, double glazed window to the front aspect with shutters, and archway through to:

SITTING ROOM

Curved ceiling, radiator, double glazed sliding doors leading out to the rear garden, and pair of double glazed doors opening to:

GARDEN ROOM

Pitched transparent roof, double glazed to three aspects incorporating twin double glazed doors leading to the garden, tiled floor, double panelled radiators, and twin double glazed doors through to:

KITCHEN

Fitted with a range of storage cupboards and drawers with timber edged working surfaces and inset single drainer stainless steel sink unit with mixer tap. Fitted refrigerator and freezer, Neff electric double oven, four ring gas hob with extractor hood above, glazed fronted display cabinet, coved ceiling with inset downlighters, and radiator.

DINING ROOM

Wall mounted electric fire, fitted shelving to chimney breast recess, parquet flooring, radiator, double glazed window to the front aspect with shutters, and double glazed window to the side.

UTILITY ROOM

Working surface with inset single drainer sink unit and mixer tap, range of fitted cupboards and drawers, plumbing and space for automatic washing machine, space for tumble dryer, wall mounted Potterton Profile gas fired boiler providing domestic hot water and central heating, double panelled radiator, and double glazed window.

CLOAKROOM/SHOWER ROOM

Tiled shower cubicle with glazed door and wall mounted shower controls, low level WC, wash hand basin with mixer tap and storage cupboards beneath, heated towel radiator, storage cupboard, access to loft space, extractor fan, inset downlighters, and double glazed frosted window to the rear.

INTEGRAL DOUBLE GARAGE

Two up and over doors to the front, with power and light connected.

FIRST FLOOR**GALLERIED LANDING**

Access to loft space and double glazed picture window to the rear.

BEDROOM 1

Range of fitted bedroom furniture including wardrobes, bedside cabinets, storage cupboards and dressing table, radiator, double glazed window to the side aspect, and double glazed windows and doors to the rear opening to a Juliet balcony overlooking the garden.

EN SUITE BATHROOM

Panelled bath with mixer tap and shower unit above with glazed shower screen, wash hand basin with mixer tap and storage cupboards beneath, low level WC, coved ceiling with inset downlighters, extractor fan, and double glazed frosted window to the rear.

BEDROOM 2

Radiator, double glazed window to the front aspect with shutters, and double glazed window to the side.

BEDROOM 3

Range of fitted wardrobe cupboards, radiator, double glazed window to the front aspect with shutters, and double glazed windows to either side.

BEDROOM 4

Cupboard housing hot water tank with slatted shelving, radiator, and double glazed window to the rear.

FAMILY BATHROOM

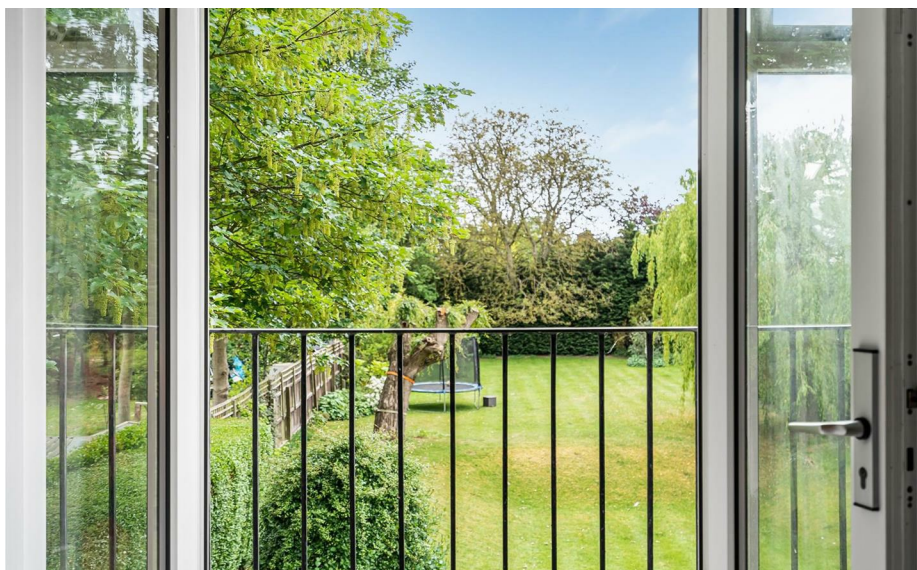
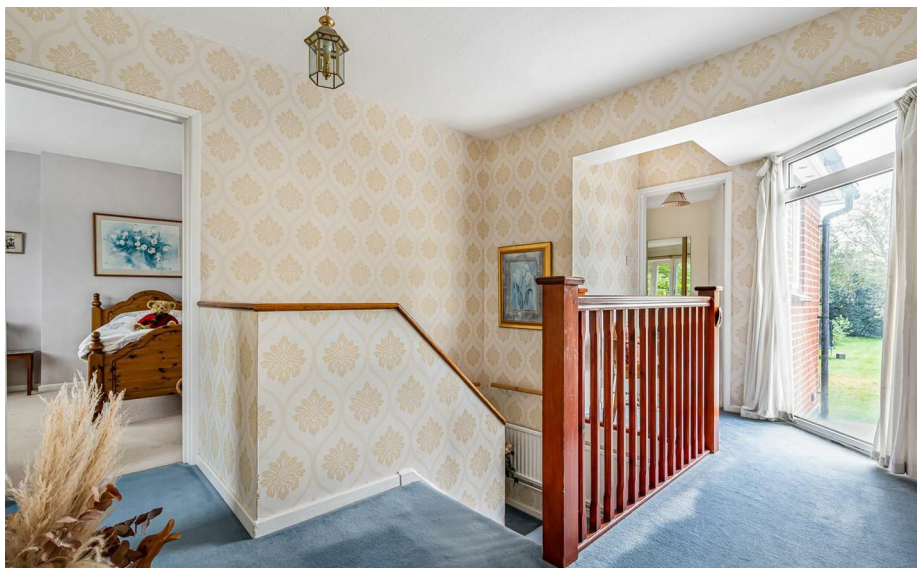
Panelled bath with shower unit above and glazed shower screen, pedestal wash hand basin, low level WC, tiled walls, inset downlighters, extractor fan, radiator, and double glazed frosted window to the front.

OUTSIDE

The property occupies a delightful established plot extending to approximately 0.36 of an acre.

To the front there is a double width block paved driveway providing off road parking and access to the integral double garage, lawned area, pathway to the front door, gated side access, and mature hedgerows.

A particularly generous and mature rear garden featuring a sunken lawn, a wide variety of mature trees and shrubs, timber storage shed, and enclosed by hedging and fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,500,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Cambridge City Council

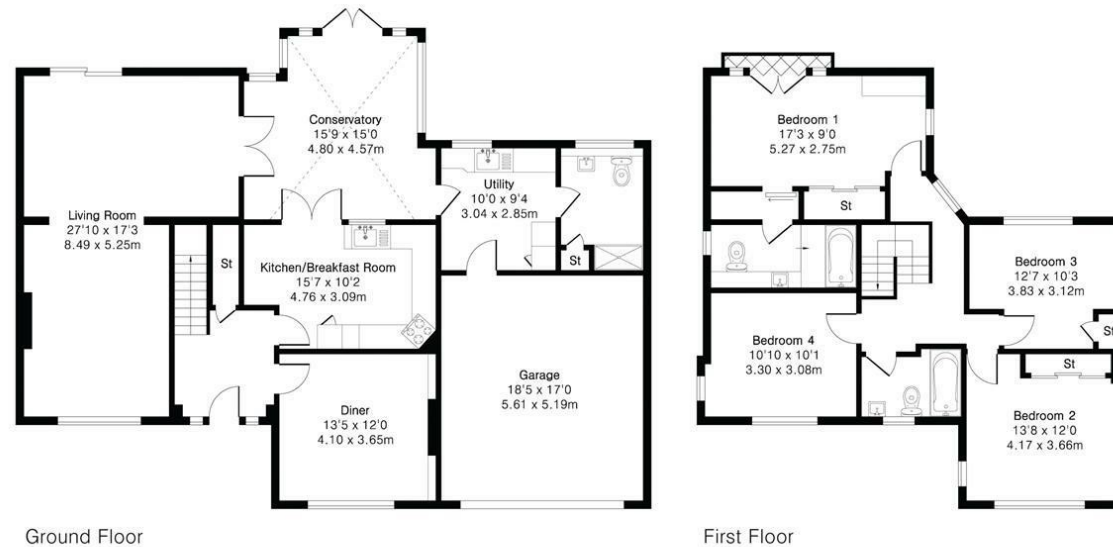


**Approximate Gross Internal Area 2056 sq ft - 191 sq m
(Excluding Garage)**

Ground Floor Area 1218 sq ft – 113 sq m

First Floor Area 838 sq ft – 78 sq m

Garage Area 304 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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