



30 Lovell Road  
Cambridge, CB4 2QR

**Guide price £535,000**



## 30 Lovell Road Cambridge, CB4 2QR

- Excellent annexe
- Large garden
- Driveway parking
- Fantastic location

A wonderfully presented three-bedroom property comprising approximately 1250 sq ft, with off-street parking and a superb self-contained annexe, situated on the ever-popular Lovell Road.

Upon entry, the front door, which is positioned to the side of the property, opens into the hall and kitchen, which features a large front-facing window that floods the room with natural light. The kitchen offers ample storage through a range of high and low dark blue painted units, complemented by a tiled splashback. Appliances include a freestanding tall fridge freezer, an integrated gas hob and oven, a dishwasher, and space for a breakfast table. The combi boiler providing gas central heating is also housed here. Under the stairs, there is a useful utility area with plumbing for laundry appliances and additional storage.

The open-plan living and dining space is a standout feature of the home. Carpeted throughout, it offers versatility for generous living and dining arrangements, with built-in shelving and cupboards for storage. Multiple windows to the front, side, and rear, together with patio doors leading to the garden, give the ground floor a bright and spacious feel.

Upstairs, the principal bedroom is located at the front of the property. It is a generous double with wooden





floorboards, a large window overlooking the front garden, and a bespoke built-in wardrobe. The two rear bedrooms include another double with fitted wardrobe space and a single room ideal as a child's bedroom or study. The family bathroom is well-proportioned and fitted with a bath, separate shower unit, basin, and WC, along with a window providing natural light and ventilation.

Outside, the rear garden is an excellent size and thoughtfully landscaped, with a patio area wrapping around to the side access and space for outdoor seating. The lawn area is framed by mature planting and currently used as a family play space. A large garden shed provides practical storage for bicycles and gardening equipment.

At the rear of the plot, entirely separate from the main house, sits a self-contained annexe. Constructed with full planning permission, it includes a good-sized bedroom, an open-plan living, dining, and kitchen area with full cooking facilities, and connections to mains electricity and water. The annexe also benefits from a remaining build warranty, adding peace of mind for future owners.

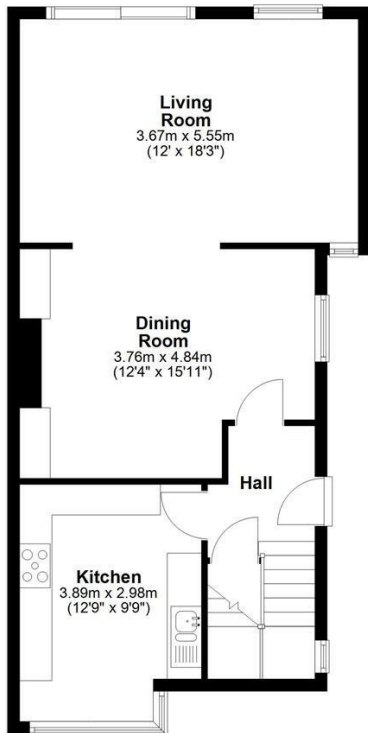
This property presents an excellent opportunity to acquire a spacious family home with a significant annexe and generous outdoor space, all in a highly desirable location close to the Science and Business Parks, Cambridge North Station, the A14, local schools, and the city centre.

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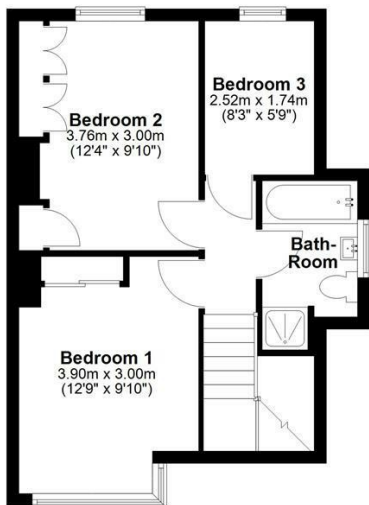
## Ground Floor

Approx. 56.5 sq. metres (607.7 sq. feet)



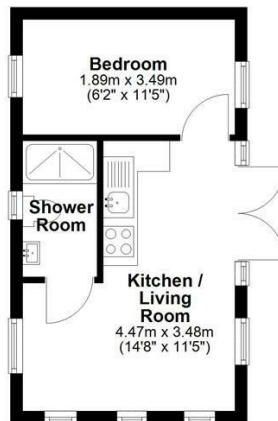
## First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



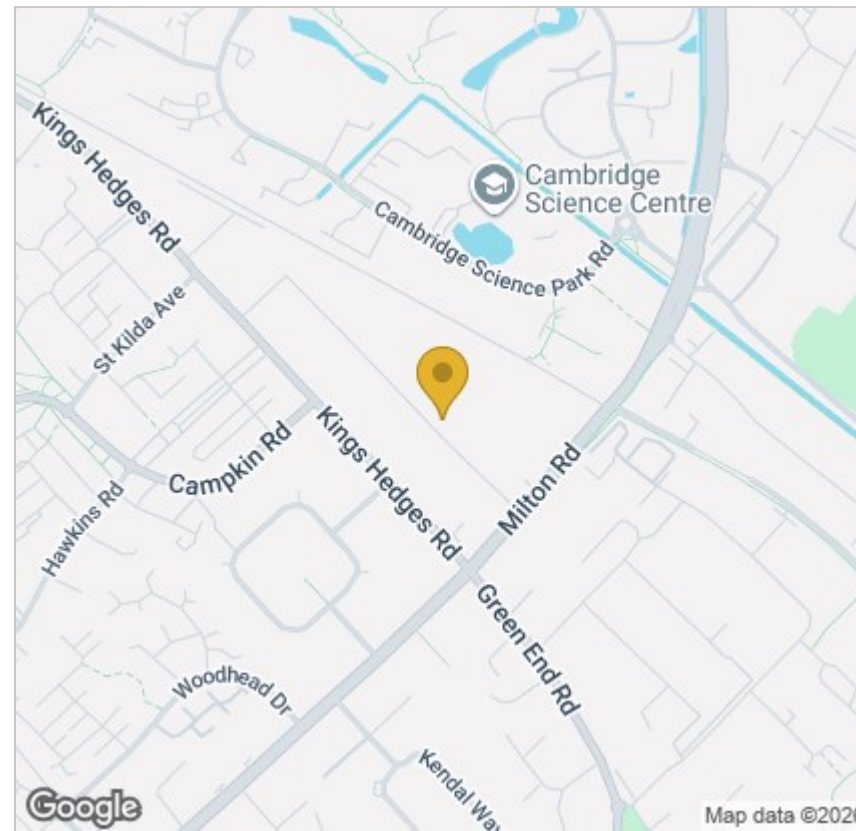
## Annexe

Approx. 22.3 sq. metres (239.9 sq. feet)

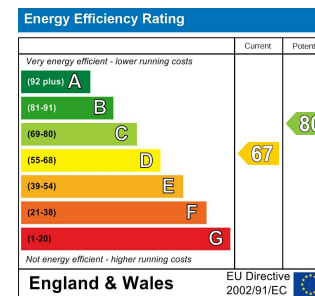


Total area: approx. 116.2 sq. metres (1250.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com