



Sunmead Walk, Cambridge  
CB1 9YB

**Pocock + Shaw**

2 Sunmead Walk  
Cambridge  
Cambridgeshire  
CB1 9YB

A spacious 4 bedroom house with the advantage of no upward chain, enjoying a traffic-free position within this popular location to the south/east of the city.

- Spacious 4 Bedroom House
- Traffic-free position
- South facing landscaped garden
- Generous sized living room
- Conservatory
- Cloakroom
- First floor bathroom
- Fitted kitchen
- Gas central heating and double glazing
- No upward chain

Guide Price £465,000



This spacious 1970's 4 bedroom house has been well cared for and extended by the current owners. The property enjoys a peaceful traffic-free location just five minute's walk from Cherry Hinton's High Street. There are excellent local facilities including a range of shops, primary schools, doctors surgery, library and bus services. There is a Tesco supermarket nearby, Addenbrooke's Hospital is readily accessible, and the city centre is about 3 miles away. There are two very good primary schools which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity. Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

The property is surprisingly spacious and has been a happy family home for the owners for many years. The property also enjoys a low maintenance south facing rear garden with a covered bike store area.

Offered with no upward chain, the accommodation comprises;

**Ground Floor** Part glazed front door to

**Hallway** with inset bookcase, radiator, recess with understairs cupboard, coathooks, stairs to first floor, laminate wood flooring.

**Cloakroom** with WC, wash handbasin, above door shelving, recessed area with window to front, Vaillant gas central heating boiler, ceramic tiled flooring, plumbing insitu to create a shower room to the recess area if desired.

**Utility cupboard** 5'5" x 2'9" (1.66 m x 0.84 m) useful cupboard with washing machine, electric meter, shelving, lighting.

**Living room** 24'8" x 11'0" (7.51 m x 3.35 m) with large full length window with views to the rear garden, serving hatch to kitchen, two radiators, inset shelving.

**Conservatory** 11'2" x 6'4" (3.40 m x 1.94 m) upvc double glazed conservatory with doors to garden, power points, laminate wood flooring. (New roof fitted in 2021).

**Kitchen** 11'5" x 7'4" (3.49 m x 2.24 m) with window to front, excellent range of fitted wall and base units with work surfaces, tiled splashbacks, gas cooker with double oven, radiator, open shelving to one wall, recess for fridge/freezer and adjacent small breakfast bar, shelved pantry cupboard, sink unit and drainer, two ceiling mounted spotlight units, laminate wood flooring.

### First Floor

**Landing** with airing cupboard with lagged hot water tank and slatted deep shelving.

**Bedroom 1** 14'5" x 8'8" (4.40 m x 2.64 m) with window to rear, ceiling mounted spotlight unit, radiator.

**Bedroom 2** 11'2" x 9'0" (3.40 m x 2.75 m) with window to rear, radiator, ceiling mounted light with fan.

**Bedroom 3** 11'1" x 6'4" (3.39 m x 1.94 m) with window to rear, radiator, loft access hatch, ceiling mounted spotlight unit.

**Bedroom 4** 9'4" x 9'1" (2.84 m x 2.77 m) with window to front, radiator, laminate wood flooring.

**Bathroom** with window to front, P shaped bath with fully tiled surround and aqualisa chrome shower unit over, ceiling mounted spotlight unit, WC, vanity wash handbasin with tiled display shelf behind, fully tiled walls, chrome heated towel rail, marble tiled flooring.

**Outside** Open plan lawned area to the front with flower and shrub borders, bin storage area and path to the front door.



**Rear garden** 25'3" x 18'4" (7.70 m x 5.60 m) Low maintenance southerly facing garden with timber decked area adjacent to the rear of the property leading onto a mainly paved patio area with railway sleeper edged borders. Slate chipped areas with arbour and rear access gate, screened area for bikes etc. Off street parking on first come first served basis. Local garages available to rent nearby - subject to waiting list/availability

**Services** All mains services

**Council Tax** Band C

**Tenure** The property is Freehold

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area**

1045 ft<sup>2</sup>

97.1 m<sup>2</sup>

**Reduced headroom**

24 ft<sup>2</sup>

2.3 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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