



Cherry Hinton Road, Cambridge
CB1 8DB

Pocock+Shaw

387 Cherry Hinton Road
Cambridge
CB1 8DB

A spacious and very well presented semi-detached family house which has been considerably extended to provide versatile accommodation in this highly sought after south city location

- Considerably extended 5 bedroom house
- Versatile accommodation with annexe potential
- Two reception rooms - including a 27' 2" sitting/dining room
- 26'7" kitchen/breakfast room
- Study/family room with patio doors to garden
- Gas central heating and double glazing
- Driveway parking for at least 4 vehicles
- Lovely landscaped rear garden
- Sought after location
- An internal viewing comes highly recommended.

Guide Price £875,000



A spacious and very well presented semi-detached family house which has been considerably extended to provide versatile accommodation in this highly sought after south city location

This 5 bedroom semi-detached property has been extensively extended and offers substantial and versatile accommodation with annexe potential should it be desired.

An impressive kitchen/breakfast/dining room with patio doors to garden opens onto the light and airy family room/study which in turn leads onto the 27'2" sitting/dining room. There is a side lobby/hallway area with its own external door to the side with the second reception room off and a second staircase leading to bedrooms 4 and 5 as well as a shower room. This area of the property offers great flexibility and would (as stated above) lend itself well to some form of independent annexe area if required. A further main staircase of the reception hallway leads to the 3 principle bedrooms and contemporary shower room.

Externally, there is a generous gravelled driveway to front, useful side area and a beautifully landscaped rear garden with timber-decked patio areas, lawn and garden workshop.

Viewing comes highly recommended in order for the property to be fully appreciated.

Cherry Hinton road is a conveniently placed location with easy access to Addenbrookes Hospital and the city centre, the property is within easy walking distance of local shopping facilities.

PORCH 8'2" x 4'11" (2.50 m x 1.50 m) spacious porch with part glazed door and window to front, small built-in cupboard, power points, ceramic tiled flooring with inset brush matt door to;

RECEPTION HALLWAY () with stairs to first floor, under stair cupboard, radiator, leaded window to porch,

SITTING/DINING ROOM 27'3" x 12'6" (8.30 m x 3.80 m) with bay window to front, feature fireplace display

apertures, recessed ceiling spotlights, two radiators, glazed door and windows to

FAMILY ROOM/LARGE STUDY 13'9" x 10'10" (4.20 m x 3.30 m) with large roof lantern and patio doors to garden creating a bright and airy space, radiator, recessed ceiling spotlights, radiator, door to;

KITCHEN/BREAKFAST/DINING ROOM 26'7" x 16'9" (8.10 m x 5.10 m) an impressive and spacious room with part-vaulted ceilings and Velux windows to two aspects, patio doors and window to rear with access and views to garden, excellent range of fitted wall and base units with worksurfaces and upstands, central breakfast bar area, built-in Neff 5 ring gas hob with stainless steel extractor hood over and Bosch electric double oven, one and a quarter bowl stainless steel sink unit and drainer, cupboard housing the Logic gas central heating boiler, ceiling mounted spotlight unit and recessed ceiling spotlights, two radiators, ceramic tiled flooring

SIDE HALLWAY/LOBBY with part - glazed door to side of property, deep built-in storage cupboard, further staircase (to shower room and bedrooms 4 and 5), radiator, ceramic tiled flooring, coat hooks, door to cloak/utility room, radiator, ceramic tiled flooring

CLOAK/UTILITY ROOM with window to rear, wc, wash hand basin, space and plumb for washing machine with shelving over for clothes dryer, extractor fan ceramic tiled flooring

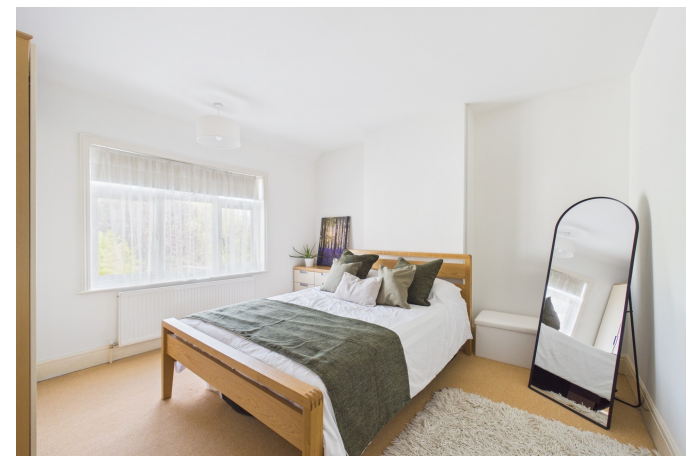
SECOND SITTING ROOM 14'5" x 10'10" (4.40 m x 3.30 m) with bay window to front, cupboard housing electric consumer unit, radiator

FIRST FLOOR

LANDING with window to front, built-in cupboard, loft access hatch, recessed ceiling spotlights

BEDROOM 1 12'6" x 12'6" (3.80 m x 3.80 m) with window to front, radiator

BEDROOM 2 12'6" x 11'10" (3.80 m x 3.60 m) with window to front, radiator



BEDROOM 3 12'2" x 8'10" (3.70 m x 2.70 m) with window to rear with views to garden, picture rail, radiator

SHOWER ROOM contemporary and stylish shower room with large shower cubicle and glass screen, fully tiled surround and chrome shower unit with large square drench head, recessed ceiling spotlights, vanity wash hand basin with large mirror over, wc with concealed cistern, heated towel rail, wash hand ,

LANDING 2 (ACCESSED FROM SECOND STAIRCASE) () landing area with doors to;

BEDROOM 4 10'10" x 8'2" (3.30 m x 2.50 m) with window to rear with views to garden, radiator

BEDROOM 5 10'10" x 8'2" (3.30 m x 2.50 m) with window to front, radiator

SHOWER ROOM with window to side, fully enclosed and tiled shower cubicle with chrome shower unit, tiled walls, wc, vanity wash hand basin, heated towel rail, recessed ceiling spotlights, extractor fan

OUTSIDE The property sits back from the road and benefits from a large gravelled driveway providing parking for at least 4 vehicles. A gravelled area extends to a spacious side area with timber decking and paving, a timber gate leads on to the;

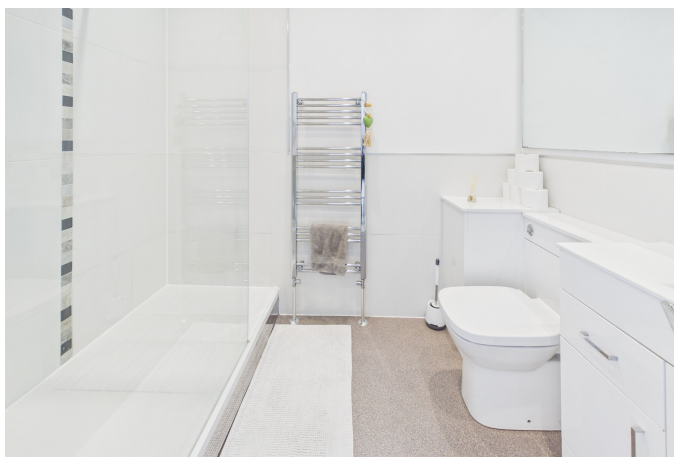
Rear garden (60ft approx)

The rear garden is another particular feature of the property with an extensive timber decked area leading on to a well tended lawn with further decked seating area set under a vine-clad pergola, mature flower and shrub borders (willow, fig, bamboo etc) provide a high degree of privacy. Detached workshop (20ft x 8ft approx) with power and lighting.

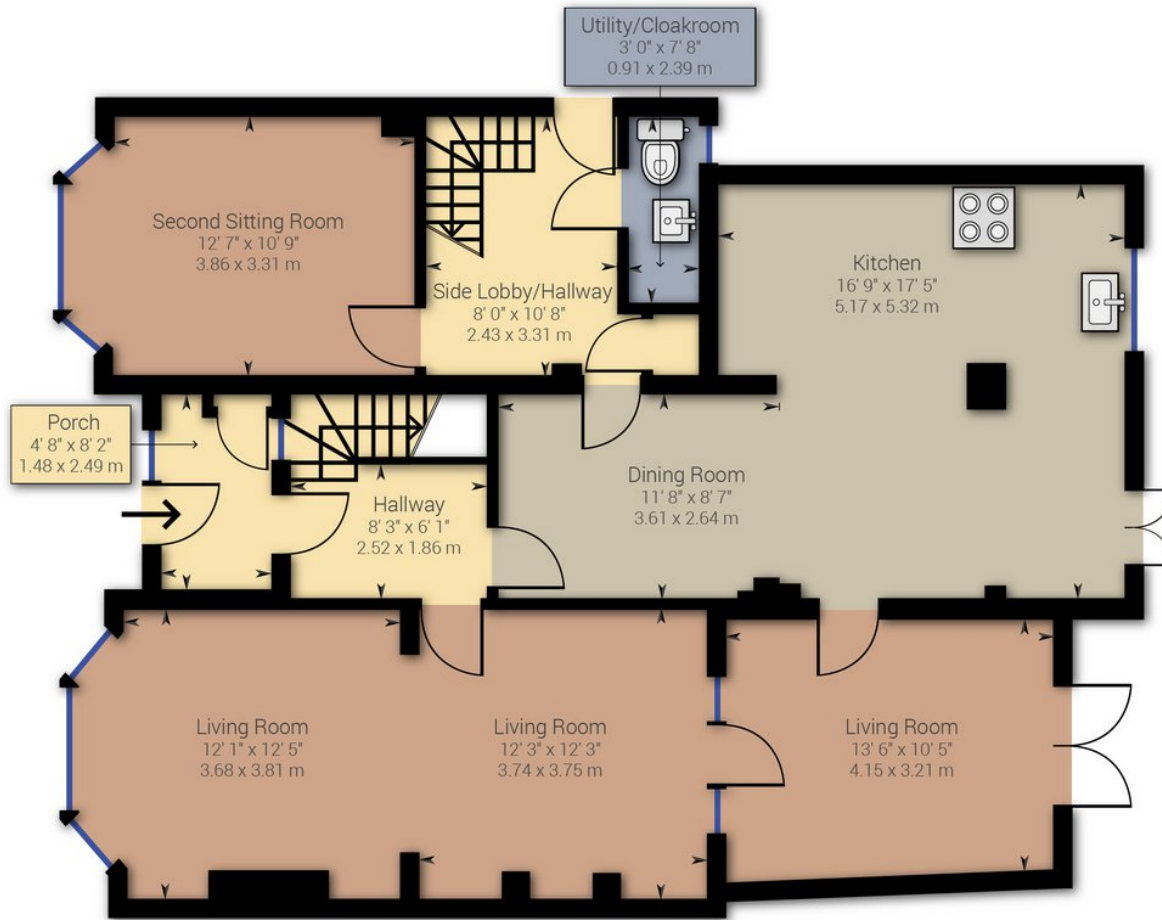
TENURE The property is Freehold

COUNCIL TAX Band D

VIEWING By Arrangement with Pocock + Shaw







Ground Floor



1st Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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