



Coleridge Road, Cambridge
CB1 3PN

Pocock + Shaw

143 Coleridge Road
Cambridge
Cambridgeshire
CB1 3PN

A rather special extended and substantially improved 4 bedroom semi-detached family house, situated opposite Coleridge Recreation Ground tennis courts and well placed for the train station.

- Impressive 4 bedroom semi detached house
- Comprehensively extended and improved
- Highly sought after location
- Versatile/flexible living accommodation with wood burning Eco Stove
- Bespoke fitted kitchen/breakfast area
- Recently replaced gas central heating boiler with old school style radiators
- Delightful mature rear garden with seating/entertaining areas
- Must be viewed to be fully appreciated
- No upward chain

Guide Price £895,000



Coleridge Road is a highly desirable residential area off Cherry Hinton Road towards the Hills Road end of the city and is well placed for the historic centre, railway station, Addenbrooke's Hospital and the Biomedical Campus. Local shopping is on Cherry Hinton Road and Cambridge Leisure with a wide range of restaurants, supermarkets and multi-plex cinema nearby. There is excellent local schooling at Morley Memorial Primary School, Hills Road and Long Road Sixth Form colleges. There is private schooling available for all age groups in the vicinity including The Perse.

The property has been extended and comprehensively improved by the vendors since 2022. Works include a large loft extension with en suite shower room, a new family bathroom, newly fitted kitchen/breakfast area, character old school style radiators, new gas boiler, woodburning stove, external wall insulation (Strata Insulated Renders) and garden landscaping.

Offered with no upward chain and enjoying the additional benefit of a large 140ft (approx) rear garden, the property needs to be viewed to be fully appreciated. In detail the accommodation comprises;

Ground Floor

Entrance hallway with part glazed front door with leaded glass detailing and leaded window to side, understairs cupboard, radiator with shelf over, stairs to first floor, pine timber floorboards.

Cloakroom with window to side, WC, vanity wash handbasin with tiled splashbacks, heated towel rail, part tiled walls, ceramic tiled flooring.

Kitchen/Breakfast room 18'5" x 9'5" (5.62 m x 2.88 m) with window to rear with views to garden, part glazed stable-style Solidor door and window to side, newly fitted kitchen with an excellent range of bespoke fitted wall and base cabinets, Silestone quartz worktops, upstands and breakfast bar, tiled splashbacks, integrated AEG washer/dryer, built in Bosch five ring stainless steel gas hob with extractor hood over and oven below, integrated fridge/freezer, Bosch dishwasher, stainless steel sink unit with mixer tap and downlighter over, built in microwave, wine

chiller/cabinet, radiator. Folding doors opening onto a coffee making/ breakfast preparation area, recessed ceiling spotlights, LVT flooring laid to a herringbone pattern.

Large reception area 38'9" x 10'11" (11.80 m x 3.32 m) comprising:

Sitting area 12'3" x 13'0" (3.74 m x 3.95 m) with bay window to front with plantation style blinds, picture rail, Grisedale Wood Burning Stove with granite hearth, radiator, exposed pine floorboards.

Family area 12'10" x 10'11" (3.91 m x 3.32 m) with radiator, picture rail, recessed ceiling spotlights, exposed pine floorboards, opening onto

Dining area 13'2" x 10'9" (4.02 m x 3.27 m) with glazed door and window to garden, fitted bookshelves to one wall, vaulted roof light, exposed pine floorboards.

First Floor

Landing with window to side, stairs to second floor, radiator, recessed ceiling spotlights, over stair cupboard housing the Vaillant ecoTECplus 630 and Gledhill 180 litre unvented horizontal cylinder - all fitted in 2022.

Bedroom two 10'7" x 14'0" (3.22 m x 4.26 m) with window to front, picture rail, radiator, exposed pine floorboards.

Bedroom three 12'11" x 10'11" (3.93 m x 3.34 m) with window to rear, radiator, exposed pine floorboards.

Study 6'8" x 5'2" (2.02 m x 1.57 m) with window to side, recessed ceiling spotlights, part restricted head room.

Bedroom four 6'11" x 8'2" (2.10 m x 2.48 m) with window to side, radiator, picture rail, exposed pine floorboards.

Bathroom Newly fitted bathroom (2024) with window to side, Carron bath with fully tiled surround with mixer taps and shower attachment, Roca unit/sink, Hansgrohe tap, part tiled walls behind and downlighter above, WC, heated towel rail, shaver point/toothbrush



charger, extractor fan, built in shelved cupboard, bespoke cabinets, recessed ceiling spotlights, ceramic tiled flooring.

Second floor with staircase from the first floor with feature window to side, door to

Bedroom 1 17'4" x 16'4" (5.29 m x 4.97 m) superb light and airy room with good (2.35m approx) head height, two velux windows to front, glazed doors with two full length glazed side panels opening onto a Onlevel frameless glass juliet balcony, glass panel with views to garden beyond, built in wardrobe cupboards to one wall, deep eave storage area, recessed ceiling spotlights, radiator, engineered wood flooring laid to herringbone pattern.

En suite shower room with window to rear, fully tiled shower cubicle with chrome shower unit and Merlyn sliding doors, Roca sink/vanity unit, with downlighter over, WC, integrated shaver/toothbrush charger, heated towel rail, extractor fan, recessed ceiling spotlights. Amtico luxury vinyl flooring.

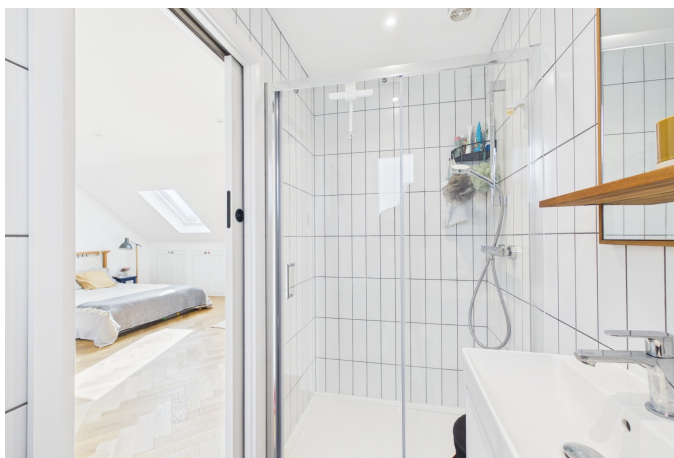
Outside Timber gates to wide paved side area with utility and access to detached brick built garage. The rear garden is another particular feature of the property with paved area adjacent to the rear of the house leading onto a generous lawn with timber decked seating area with pergola over and lighting, well stocked mature borders, large timber workshop, outside tap and light. The whole extending to approximately 140ft and enjoying a high degree of privacy.

Services All main services.

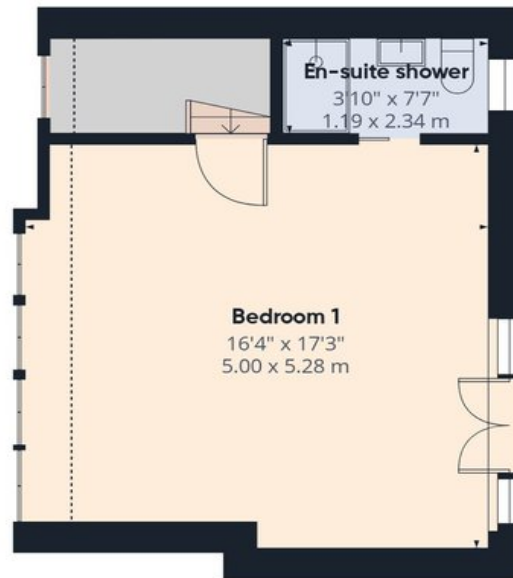
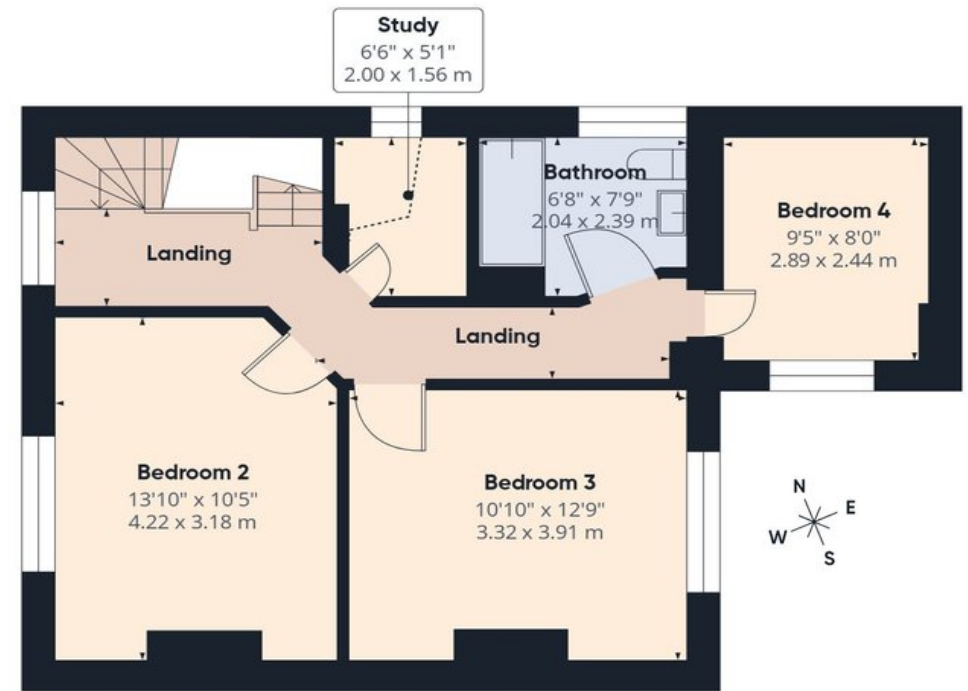
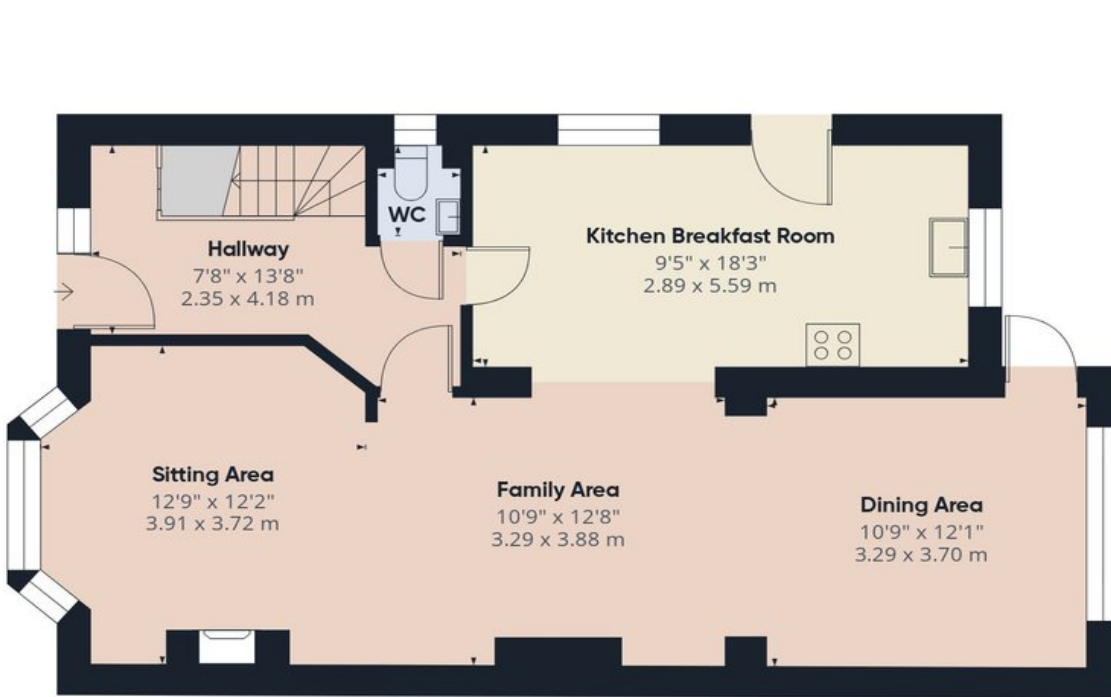
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw







Approximate total area: 149m²

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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. (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