



Rock Road, Cambridge  
CB1 7UG

**Pocock + Shaw**

53 Rock Road  
Cambridge  
Cambridgeshire  
CB1 7UG

A spacious five bedroom house with parking, garage and garden, situated in a prime location close to Addenbrookes' hospital and Cambridge City Railway Station.

- 5 bedrooms
- Two reception Rooms
- Spacious Kitchen/dining room
- Bathroom and en suite shower room
- Cloakroom
- Garden area
- Parking
- Highly sought after location

Guide Price £925,000



Rock Road forms part of a quiet and desirable residential area off Hills Road to the south of the city, 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.

This 1960's property has been substantially extended and is now a 5 bedroom family house with versatile living accommodation, off street parking and gardens. Enjoying a highly sought after location, the accommodation in detail comprises;

**Recessed porch** Part glazed timber door to

**Entrance hallway** with old school style radiator, ceramic tiled flooring, stairs to first floor, understairs cupboard, door to side lobby area (see later) and door to sitting room.

**Sitting room** 15'5" x 10'11" (4.70 m x 3.34 m) with bow window to front, window to side, marble fireplace and hearth with real flame coal effect gas fire, old school style radiator, attractive timber parquet flooring laid to a herringbone pattern, opening onto the kitchen/dining room.

**Kitchen/ Dining room** 19'11" x 19'5" (6.07 m x 5.91 m) with glazed door with glazed side panel to side, window to side, two velux windows to rear with part vaulted ceiling, comprehensive range of fitted wall and base units with solid granite work surfaces and splashbacks, stainless steel Franke sink unit with sinkerator and round granite drawer, four ring electric hob with granite splashbacks and Rangemaster chimney extractor hood over, eye level electric double oven, integrated dishwasher, space for fridge/freezer, island with granite work surfaces and breakfast bar, under unit lighting, recessed ceiling spotlights, old school style radiators, understairs cupboard with shelf, large porcelain floor tiles.

**Side lobby area** with recessed ceiling spotlights, double doors to built in cloaks cupboard, opening onto

**Family room** 10'8" x 18'2" (3.26 m x 5.54 m) with window to front, timber mantle piece with marble inset and hearth, old school style radiator, recessed ceiling spotlight on dimmer control, timber strip wood flooring, door to

**Utility room** 10'2" x 10'2" (3.10 m x 3.10 m) with part glazed door and window to rear and worktop with cupboard below, space and plumbing for washing machine, space for under counter fridge, coat hooks, radiator, laminate wood flooring, door to

**Cloakroom** with WC, vanity wash handbasin, part tiled walls, extractor fan, ceramic tiled flooring.

## First Floor

**Landing** with loft access hatch with pull down ladder, double doors to airing cupboard with slatted wood shelving and Vaillant gas combination boiler.

**Bedroom 1** 10'8" x 12'2" (3.25 m x 3.70 m) with window to front, radiator, timber flooring, door to

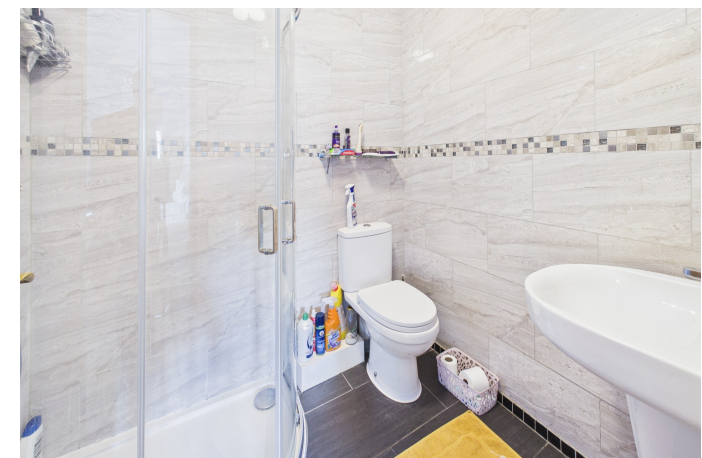
**En suite shower room** with corner shower cubicle with thermostatic shower unit, WC, wash handbasin with backlit mirror over, chrome heated towel rail, extractor fan, ceramic tiled flooring.

**Bedroom 2** 12'7" x 11'0" (3.83 m x 3.36 m) with windows to front and side, radiator, built in wardrobe cupboard with clothes hanging rail.

**Bedroom 3** 11'1" x 10'2" (3.37 m x 3.10 m) with window to rear, radiator, built in wardrobe cupboards to one wall.

**Bedroom 4** 10'9" x 8'7" (3.27 m x 2.61 m) with window to rear, radiator, built in open clothes storage area to one wall, timber flooring, built in bench/dressing table.

**Bedroom 5** 8'4" x 8'0" (2.53 m x 2.44 m) with window to front, radiator.



**Bathroom** with window to rear, good sized bathroom with large contemporary walk in shower cubicle with fully tiled surround and chrome dual head shower unit over, vanity wash handbasin, WC with concealed cistern, rolled top cast iron bath with claw feet, Victorian style mixer taps and shower attachment, chrome heated towel rail, part tiled walls, recessed ceiling spotlights, tiled flooring.

**Outside** The main garden area sits to the side of the property (20m x 6m approximately) with lawn, mature hedged borders providing screening/privacy and patio area. Timber double gates give access to the paved area and provide off street parking for 1 vehicle if required.

Timber lean-to store (4.60m x 1.79m approx) with door access to both sides, shelving and lighting.

To the front of the property there is a small lawned area, driveway parking and mature hedging. To the rear of the utility room there is a further enclosed and paved garden area (5m x 3.5m approx) with outside tap and lighting.

**Services** All mains services

**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw

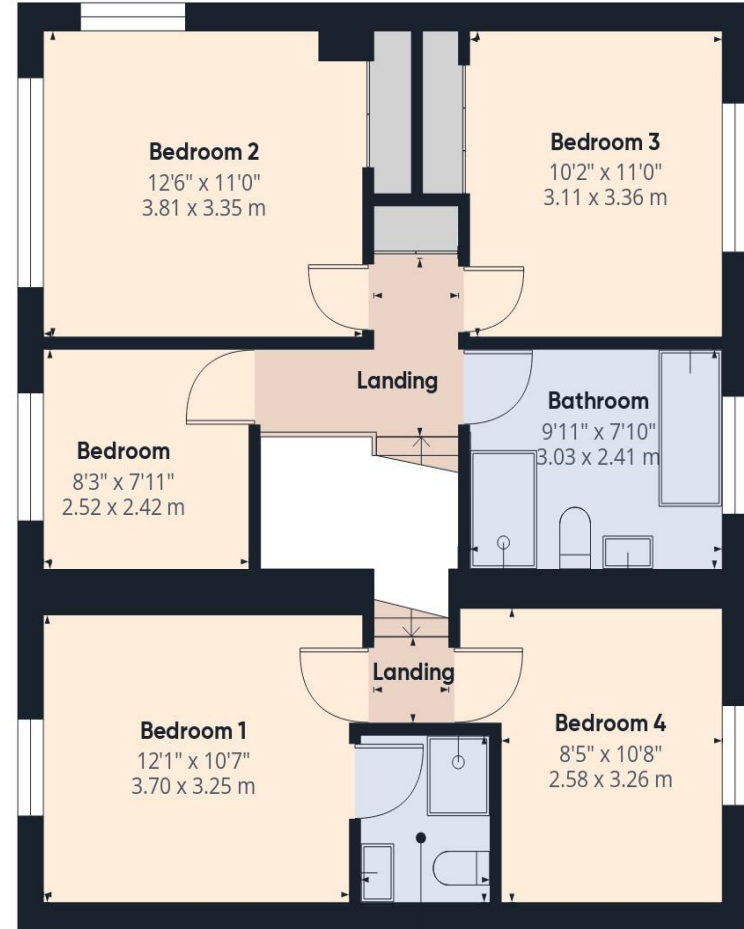
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			





## Approximate total area

1666 ft<sup>2</sup>  
154.8 m<sup>2</sup>



**En-suite shower**  
5'0" x 6'0"  
1.55 x 1.84 m



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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