

**Further Information**

Tenure - Freehold  
 Council Tax - Band C  
 Fixtures & Fittings -  
 Viewing - By Appointment

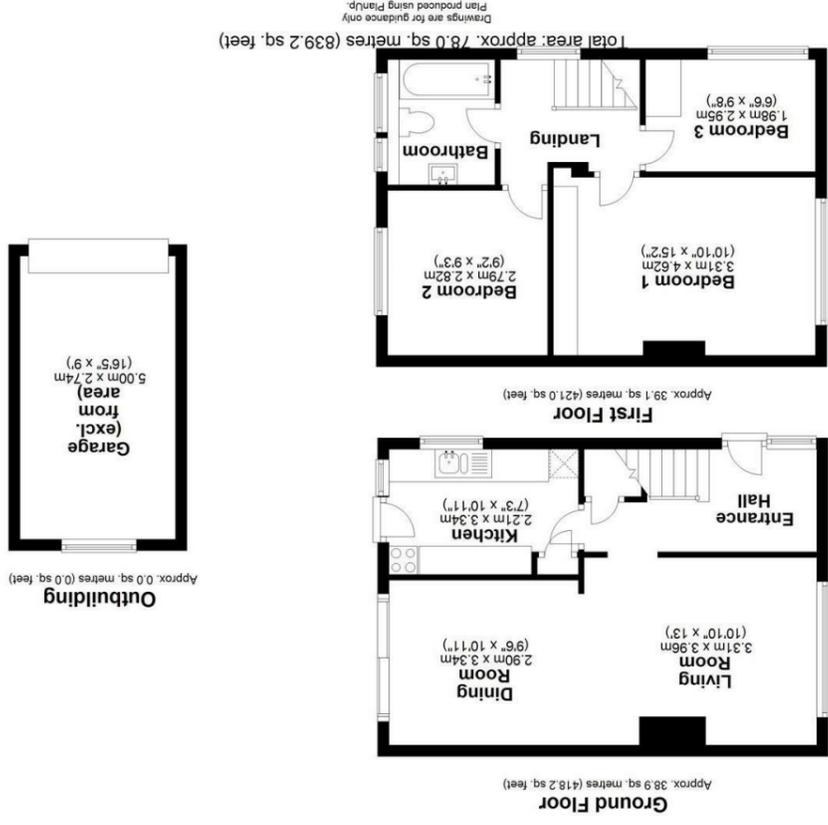
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**Property**

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## 14 Leyburn Close, Cherry Hinton, CB1 9XR

Guide Price £465,000 Freehold



Energy Rating Band D

Leyburn Close is a cul-de-sac located in the Fulbourn Old Drift area of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages nearby and transport links are well catered for with regular bus services and convenient access to the A14.

The entrance hall has stairs to the first floor and doors to both sitting/dining room and kitchen as well as tiled flooring, which continues throughout the ground floor accommodation. The open plan sitting/dining room offers plenty of natural light with dual aspect window and patio doors and there is a cast iron feature fireplace. The kitchen comprises a range of wall and base units and work surfaces housing a stainless steel one and half bowl sink and drainer. There is a door to the garden, electric cooker point with extractor canopy over, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted gas fired boiler, tiled flooring and tiled splashbacks.

The first floor landing has a hatch and pull down ladder to the boarded loft space with power and lighting. Bedroom one is particularly large with wood effect laminate flooring and fitted storage. Bedroom two is a further double room at the back with wood effect laminate flooring and bedroom three is generous single room with storage and wood effect laminate flooring. The three piece bathroom features a bath with mixer tap shower over, w.c and wash hand basin. There are tiled walls and flooring, air extractor fan and a chrome heated towel rail.

Outside - The lawned frontage has a hedge surround offering a good degree of privacy and there is driveway parking to the front and side.

The enclosed rear garden is laid mainly to lawn with planting beds, outside light and tap. The single brick built detached garage has power and light connected and up and over door.

