21 Harebell Close, Cambridge, CB1 9YL

Guide Price £595,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MODERN, WELL-PRESENTED AND SPACIOUS DETACHED FAMILY HOME OFFERING FOUR BEDROOMS AND AN INTEGRAL GARAGE, OCCUPYING A VERY PLEASANT POSITION IN A CUL-DE-SAC TO THE EAST OF THE CITY CENTRE.

- 1980's detached family home
- 4 bedrooms, 2 bathrooms
- Living room and dining/family room
- Integral garage and generous driveway
- Double glazing
- 102 sqm / 1,100 sqft
- Well-appointed kitchen
- Gas-fired heating to radiators
- Plot size - approx 0.07 acres
- Pleasant, enclosed rear garden

A well-presented, four-bedroom detached family home, ideally situated in a quiet cul-de-sac location within the highly sought-after area of Cherry Hinton. Offering spacious and versatile accommodation throughout, this attractive property is perfectly suited to modern family living, with excellent access to Cambridge city centre, local amenities, schools, and transport links.

The ground floor comprises a welcoming entrance hall, a bright and generously sized living room, a separate kitchen/dining room with access to the rear garden. The kitchen is fitted with a range of base and eye-level storage cupboards, an integrated double oven with a gas hob and an extractor over, space for freestanding appliances and ample worksurfaces. A useful study provides an ideal home office or playroom opposite the main, living room while the ground floor is further enhanced by a convenient cloakroom/WC and an integral garage.

Upstairs, the property offers four bedrooms, including three comfortable doubles and a fourth single bedroom ideal as a nursery, office, or a dressing room. The main bedroom benefits from an ensuite shower room. The first floor is served by a family bathroom, fitted with a modern three-piece suite.

Externally, the property benefits from a private rear garden, ideal for entertaining and family enjoyment, together with driveway parking and an integral garage.

Located in the popular Cherry Hinton area, Harebell Close enjoys easy access to a range of local shops, supermarkets, parks, and highly regarded schools, as well as excellent commuter links via the A14, M11, Cambridge railway stations, and Addenbrooke's Hospital/Biomedical Campus.

Location
Cherry Hinton is a highly sought-after village suburb within the eastern city boundary. The area is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are four primary schools within walking distance of the property, which feed Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Addenbrooke's and the Biomedical Campus (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.

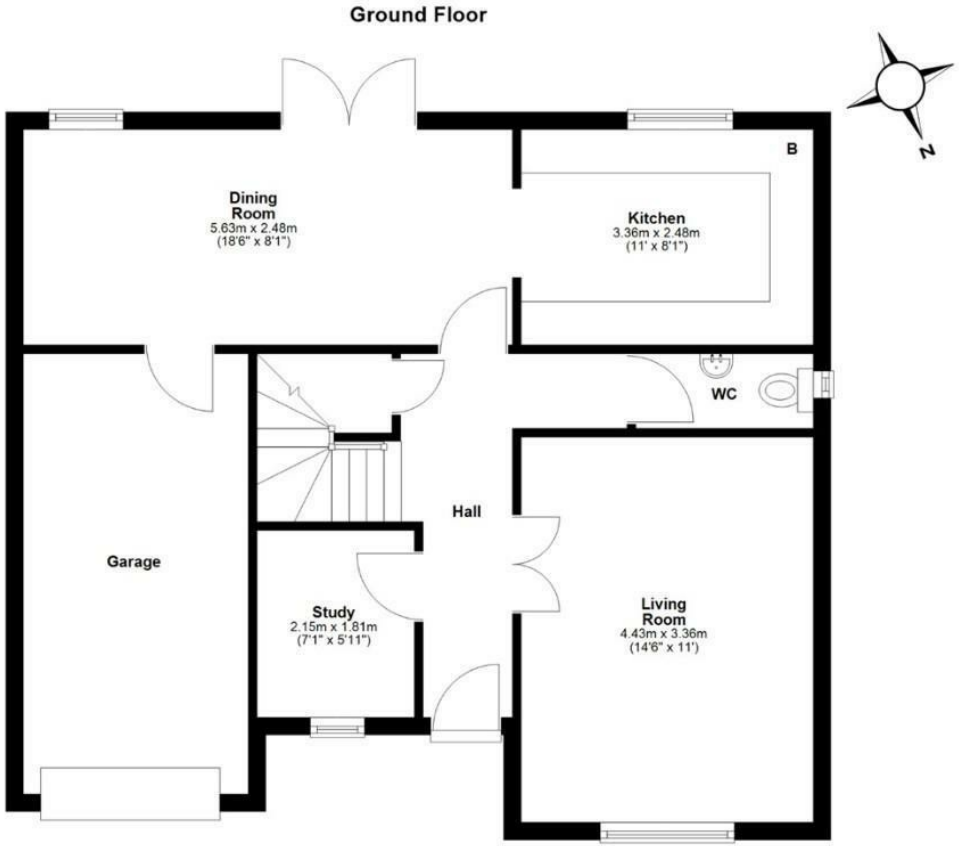
Tenure
Freehold

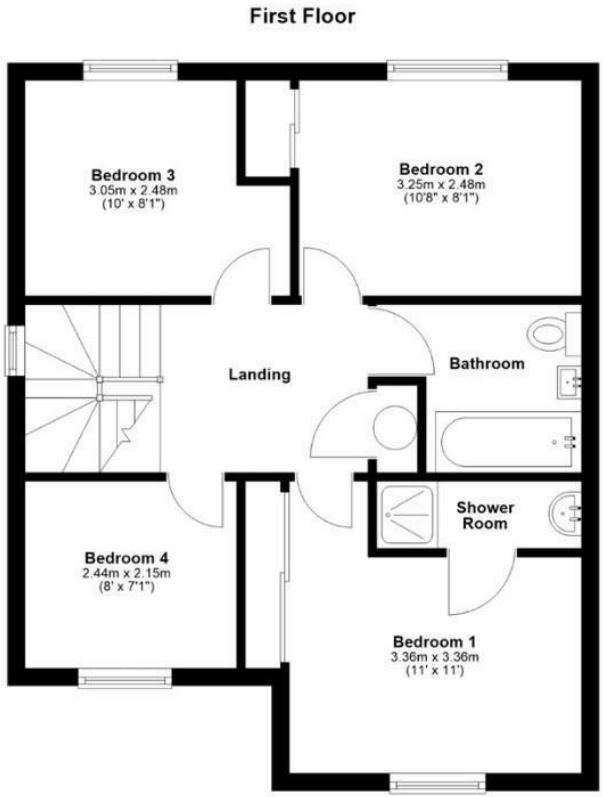
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - E

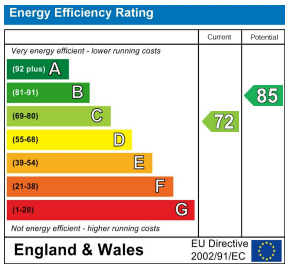
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 102 sqm (1100 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.