

2 Lents Way, Cambridge, CB4 1UA

Guide Price £600,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CREATIVELY EXTENDED, LIGHT AND SPACIOUS 4-BEDROOM SEMI-DETACHED HOUSE FINISHED TO AN IMPRESSIVE STANDARD PROVIDING LANDSCAPED GARDENS AND DRIVEWAY PARKING. LOCATED IN A QUIET CUL-DE-SAC, MOMENTS FROM THE RIVER, STOURBRIDGE COMMON AND CAMBRIDGE NORTH STATION.

- 1397 sqft / 129 sqm
- 1950s, creatively extended semi-detached house
- Gas-fired heating to radiator
- Private landscaped gardens. Plot approx 0.07 acres
- Impressive open-plan ground floor living accommodation
- 4 bedrooms, 3 receptions, 2 bathrooms
- Beautifully designed, high-end kitchen
- Driveway parking
- Current planning permission for a rear extension
- Quiet cul-de-sac location moments from the river and Chisholm trail

2 Lents Way is an exceptional family house located at the end of a peaceful and leafy cul-de-sac in Chesterton.

The property has been significantly improved, creatively extended and thoughtfully remodelled to offer impressive family accommodation over two light-filled floors extending to 1397 sqft. This broad, semi-detached home benefits further from full planning consent for a large rear extension (26/00627/HFUL).

The beautifully appointed accommodation with a superior contemporary finish, enhanced by lots of natural light, comprises a reception hall, utility room/study with an ensuite shower room, a bright and spacious sitting room with parquet flooring, which wraps around into a play area and dining space with conservatory off. A large, well-equipped and stylish modern kitchen offers an extensive range of matching cabinetry and drawers, ample working surfaces and a range of integrated appliances and benefits from a Quooker hot tap. There is separate access to the garden from the kitchen/dining area.

Upstairs, a spacious central landing leads to four spacious bedrooms and a refitted family bathroom suite with underfloor heating.

Outside, the property is set behind established frontage, which provides screening from the road and off-street parking.

Gated side access leads to a generous and mature rear garden with patio area and lawn with established trees and shrubs set to borders.

Location
Lents Way forms part of an established residential area in East Chesterton, which is a sought-after suburb to the northeast of the city centre, close to the river Cam and within striking distance of Cambridge North Railway Station. A wide range of facilities are close by on Chesterton High Street and Cambridge North station is a short walk away. The Science Park, guided busway and city centre are within walking or cycling distance. The river Cam and the Chisholm Trail can be accessed across Five Trees, which is the field behind house making this an area for lovely for local walks. There is also a community garden.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

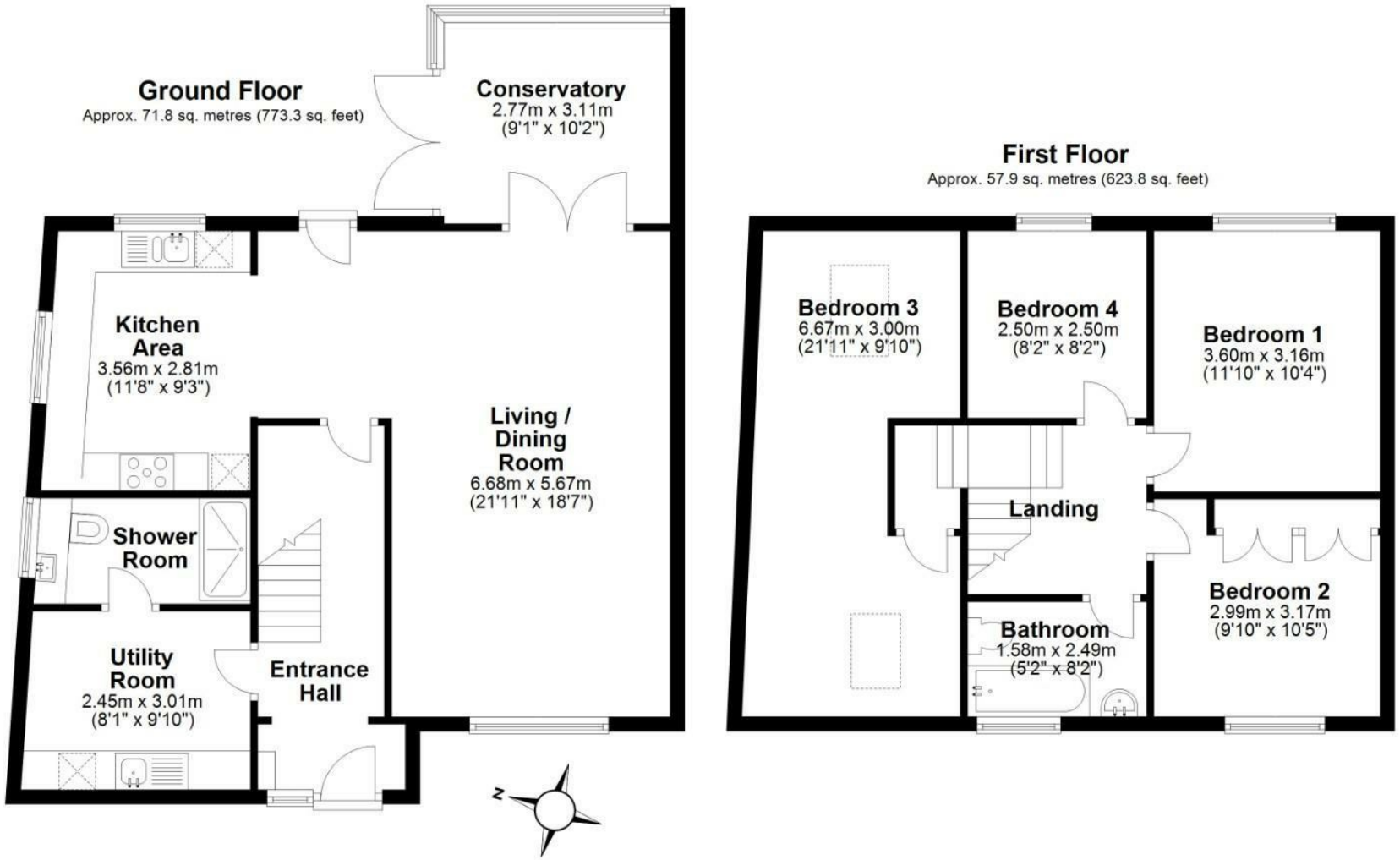
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold /leasehold interest.

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



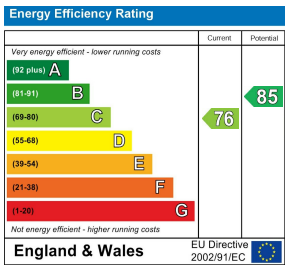






Total area: approx. 129.8 sq. metres (1397.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.

















