

3 Stanesfield Close, Cambridge, CB5 8NJ

Guide Price £500,000 Freehold

REDMAYNE ARNOLD & HARRIS

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01223 323130

AN UPDATED AND WELL-PROPORTIONED, 3-BEDROOM, SEMI-DETACHED HOUSE OCCUPYING A LARGE CORNER PLOT AT THE END OF A CUL-DE-SAC, CONVENIENTLY LOCATED A SHORT DISTANCE TO THE EAST OF THE CITY CENTRE. NO ONWARD CHAIN.

- 3-bedroom semi-detached house
- 925 sqft / 86 sqm
- Gas-fired heating to radiators
- Living room and dining room
- Garden workshop/studio
- Spacious, well-appointed accommodation
- 0.13 acre corner plot with mature garden
- Scope for expansion (STPP)
- Ground floor WC and first floor bathroom
- Built in the 1950s

This established family home has been subject to various improvement works in recent years and provides spacious accommodation with a wealth of light throughout. The property occupies a generous corner plot at the end of a cul-de-sac, with the sizeable garden providing tremendous scope for expansion, subject to the relevant consents.

On the ground floor, the entrance hall has a side window, stairs to the first floor with storage under and access to a cloakroom with WC. The living room has a wood-burning stove and double doors opening into the rear dining room, which has wood-effect flooring and leads to the kitchen. Fitted with a range of base and eye-level units, the kitchen has granite-effect worktops, stainless steel sink, spaces for a cooker and a fridge/freezer, plumbing for a washing machine and a glazed door to the rear garden.

On the first floor, the landing has an airing cupboard, a hatch with pull-down ladder to the loft space and a side window. There are three bedrooms, two of which are generous doubles with built-in storage. Partly tiled, the family bathroom has a panelled P-shape bath with a mains shower over, a pedestal wash basin and a low-level WC.

At the front of the property, there is a paved driveway providing off-road parking. Gated side access leads to the superb rear garden, which is generous in size, predominantly lawned and fully enclosed. There are a variety of trees, shrubs and vegetable plots, with a greenhouse and a brick storage shed. A recent addition to the garden is an impressive brick-built workshop/studio, which is of good size and is insulated with power connected.

Location
The Abbey area of the city is a very convenient and thriving place to live, with major retail parks, supermarkets and leisure facilities within walking distance on Newmarket Road. It is under 2 miles from the historic city centre and close to the pleasant riverside open space of Stourbridge Common. The Abbey public swimming pool, gym and leisure centre is a stone's throw from the property, being located just off Whitehill Road, with Coldham's Common beyond.

There is primary schooling at The Galfrid School, which feeds into Coleridge Community College, both of which are part of The Cambridge Academic Partnership.

It is equally convenient to get out of town, with a pleasant walk or cycle of about a mile leading to Fen Ditton with its traditional and riverside pubs and Junction 34 of the A14 within 2 miles.

Tenure
Freehold

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - C

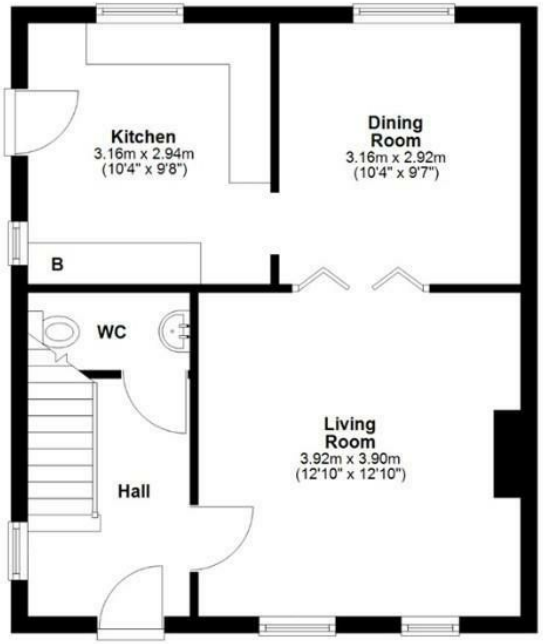
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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

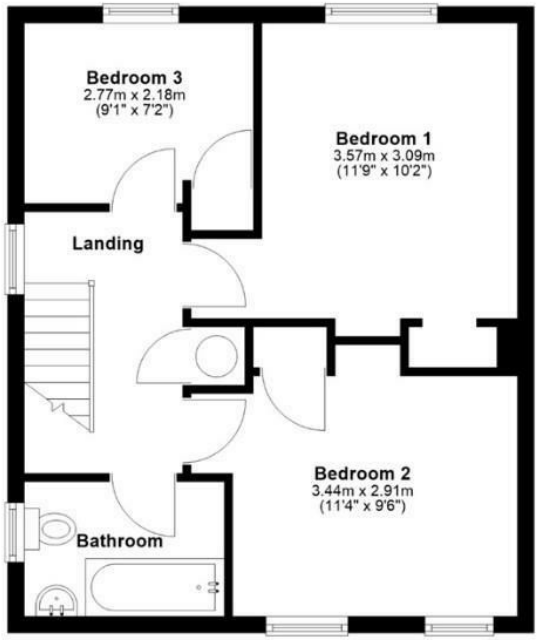




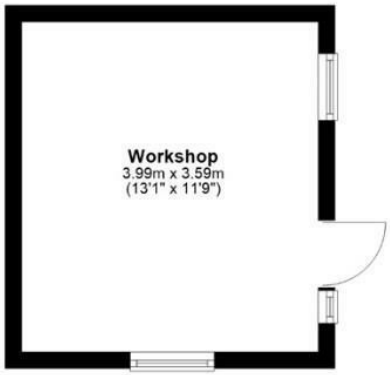
Ground Floor



First Floor



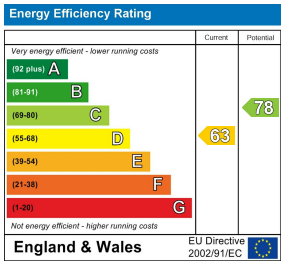
Outbuilding



Approx. gross internal floor area

86 sqm (925 sqft)

excluding Outbuilding



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.











