



1 Corfe Close, Cambridge, CB2 8QA
Guide Price £900,000 Freehold



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AN ATTRACTIVE, FOUR BEDROOM DETACHED FAMILY HOUSE WITH DOUBLE GARAGE, DRIVEWAY PARKING AND WRAP-AROUND GARDENS ADJOINING HILLS ROAD TENNIS COURTS, LOCATED IN A QUIET CUL-DE-SAC, OFF HILLS ROAD.

- 1560 sqft / 145 sqm
- 4 bedrooms, 2 receptions, study, 2.5 bathrooms
- Wrap-around gardens. Plot size - 0.09 acres
- Gas central heating system to radiators
- EPC – C / 76
- Detached house built in 1978
- Double garage & driveway parking
- Solar PV panels generating an income
- Double glazed throughout
- No onward chain

1 Corfe Close is a modern detached house set in an established cul-de-sac, in a near-central location, off Hills Road. The property is within easy reach of the historic centre, Cambridge Station, the Botanic Gardens and outstanding schools for all ages.

The property has been well cared for and is found in good decorative order throughout. There is scope for modernisation and remodelling to create further modern spaces. The property benefits from a 2.40 kWp Solar PV energy system, which generates approximately £1000 income per annum.

The accommodation comprises a reception hall, which connects to a study and an integral double garage offering scope to be converted into additional living accommodation, if required. An inner hallway leads to a light and airy, dual aspect sitting room with a study area, WC and a semi-open and well-equipped kitchen/dining room with views of and access to the rear garden.

The first-floor level comprises a principal bedroom suite with a dressing room (the original bedroom 4) an ensuite bathroom with both a bath and a shower. Bedroom 4 could easily be reinstated if required. There are two further double bedrooms and a family bathroom suite.

Outside, there is a private and established rear/side garden, which adjoins tennis courts and provides raised flower and shrub borders, block paved pathways, a kitchen garden, brick-built barbeque and an outside dining area.

Location

Corfe Close is a small cul-de-sac of five dwellings, conveniently set just off Hills Road, ideally placed for Cambridge Station (0.6 miles) and Addenbrooke's Hospital (1.1 miles). Coleridge Recreation ground is just 0.8 miles away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities.

Cambridge Leisure - a multi-screen cinema and bowling alley complex - has a number of well-known restaurants and a popular live music / comedy venue. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury mini supermarkets. The area is also within easy reach of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Schooling is available at Morley Memorial Primary School with secondary provision at Abbey College Cambridge. Hills Road Sixth Form College is also a stone's throw from the property.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - G

Fixtures and Fittings

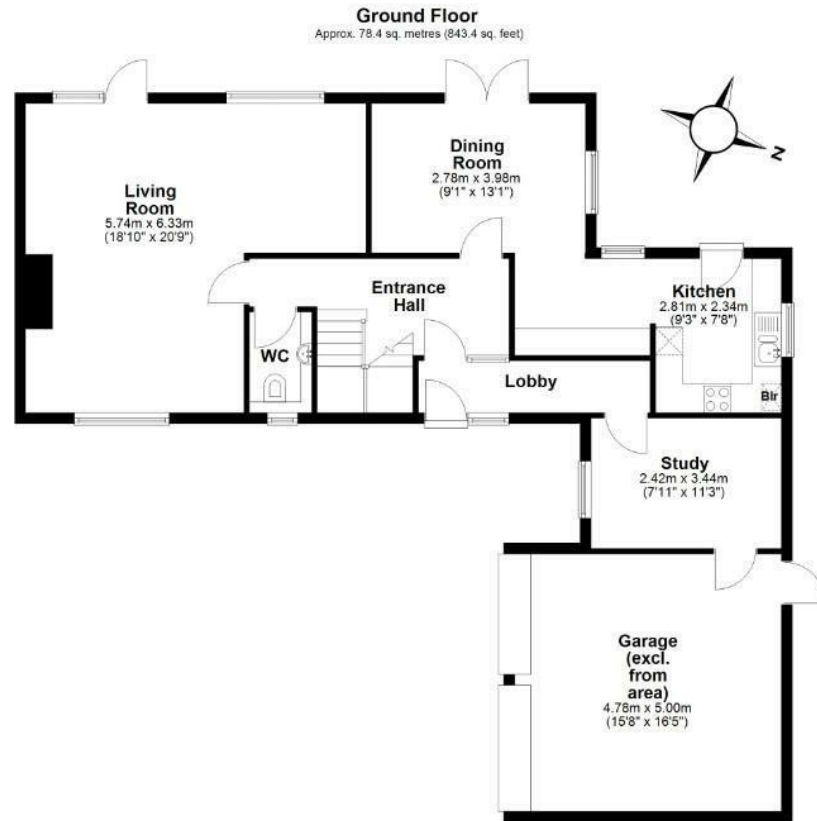
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 145.0 sq. metres (1560.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



