



35 Kimberley Road, Cambridge, CB4 1HG

Guide Price £1,150,000 Freehold



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A HANDSOME 4-BEDROOM BAY-FRONTED EDWARDIAN HOUSE, LOCATED JUST NORTH OF THE RIVER, BENEFITTING FROM A MODERN AND THOUGHTFULLY DESIGNED REAR EXTENSION AND LOFT CONVERSION, TOGETHER WITH A GENEROUS WEST FACING REAR GARDEN.

- A fine Edwardian house within the De Freville conservation area
- 1467 sqft / 136 sqm
- Extended in March 2020
- Residents permit parking scheme
- Established west facing rear garden
- 4 bedrooms, 3 receptions, 2.5 bathrooms
- Total plot size - approx 0.05 acres
- EPC – D / 64
- Gas-fired heating to radiators
- Versatile covered garden space incorporating a seating area, workshop, and storage

This attractive and large, mid-terrace family home provides improved and extended accommodation over three spacious floors with a balanced blend of period character and modern living spaces. The property boasts a mature and private, west-facing garden with pedestrian access to the rear.

Kimberley Road is a quiet tree-lined street located just north of the river and Midsummer Common. 35 Kimberley Road is moments from Pretoria Road footbridge, linking this popular residential area to large open green spaces and scenic river walks into the city centre.

Well-maintained accommodation measures 1467 sqft and spans three levels. The accommodation comprises an attractive reception hall, a bright and airy through sitting room with bay window to the front aspect, an ornate open fireplace and glazed French doors opening to an enclosed outside courtyard. An impressive open-plan kitchen/dining/family room broadens to one end and provides a seating/study area. There are tri-folding doors opening to a terrace area and a well-equipped kitchen providing bespoke cabinetry, breakfast bar, working surfaces and space for freestanding appliances. A WC completes the ground floor level.

Upstairs, the first-floor landing leads to a family bathroom and three double bedrooms.

The principal bedroom suite is located on the second floor and has a shower room, generous eave storage space, and a Juliette balcony to the rear.

Outside, there is a mature front garden with a tiled pathway leading to the front entrance door and space for bicycle storage. The rear garden has a west facing aspect and provides various seating areas within a private and established setting. There is a bespoke and versatile covered space incorporating a seating area, workshop, and storage

Location

Kimberley Road is situated within the popular De Freville area of Cambridge, a predominantly late Victorian near central area of the city between the river Cam and Chesterton Road. The property is located less than a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Nearby Chesterton Road includes a bakery and supermarket, along with the popular café "Stir" and equally popular bar "Thirsty". There are well regarded pubs and restaurants in the vicinity, which include two Michelin starred restaurants, Midsummer House and Restaurant 22, as well as the Fort St George and a popular live music/comedy venue at The Portland Arms.

Kimberley Road is just over 2 miles from Cambridge station where London King's Cross can be reached in 50 minutes and Cambridge North station is around 2.4 miles away.

Schooling is available for all age groups in both the state and independent sectors, which include Park Street and Milton Road Primary Schools which are feeder schools into Parkside and Chesterton Community Colleges respectively.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage. There is also fibre-optic cabling to the property.

Statutory Authorities

Cambridge City Council.
Council Tax Band - F

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

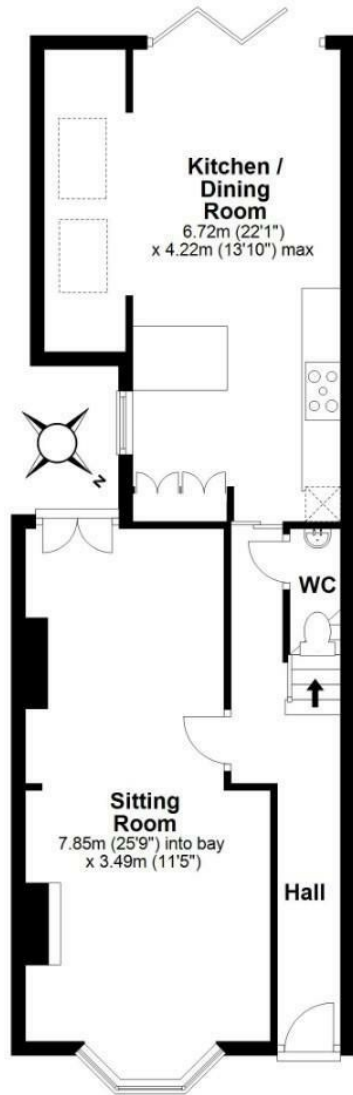
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





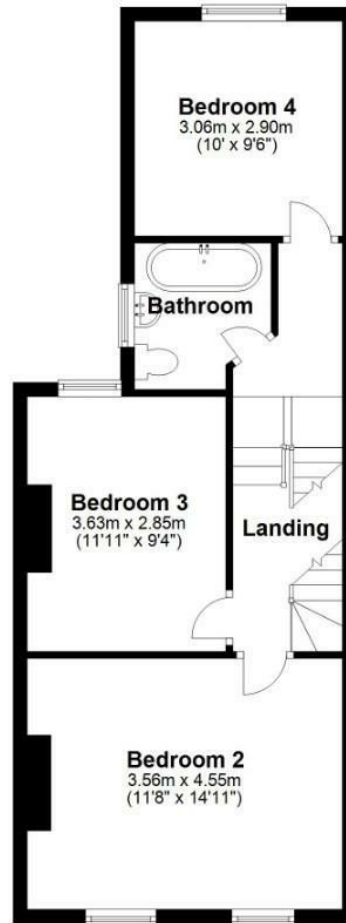
Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



Second Floor

Approx. 29.1 sq. metres (313.1 sq. feet)



Total area: approx. 136.3 sq. metres (1467.6 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

Current rating: **64** (E)

Potential rating: **78** (D)

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.



