



114 Union Lane, Cambridge, CB4 1QB
Guide Price £500,000 Freehold



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AN EXTENDED OLDER STYLE 3 BEDROOM HOUSE WITH A STUNNING CONTEMPORARY INTERIOR, LARGE GARDENS AND GARAGE, SITUATED IN CHESTERTON, JUST NORTH OF THE RIVER AND CLOSE TO EXCELLENT FACILITIES

3 bedrooms – 2 bathrooms – sitting room – family room – kitchen/dining room – entrance hall – front & rear gardens – garage – parking

A 1930's bay-fronted semi-detached house with a stylish contemporary interior enjoying a choice of entertaining spaces and a flowing ground floor arrangement benefitting from lots of natural light, ideal for modern family living. A ground floor rear extension has been added to create a larger open plan L-shape kitchen/dining room and the property benefits further from large gardens and a garage and parking, unusual and rare for this popular road. Upon entering the property, a bright and spacious entrance hall provides useful built-in storage. A bright front sitting room with bay window can be enclosed and has double doors which open into the larger family room with attractive period style tiled feature fireplace. The stunning L-shaped dual aspect kitchen/dining room is well designed with low level handleless units and drawers, range oven with stainless steel splash back and stylish slim countertops with colourful tiled splash backs. This lovely space provides access to and complete views of the garden. A refitted bathroom completes the ground floor accommodation. Upstairs, a generous landing area provides more useful storage space and leads to a shower room and three bedrooms. Outside, the front garden is mainly laid to lawn and has a storage shed and gated side access. The large rear garden is predominately laid to lawn with hedging to one side, a decked area next to the rear extension, paved area with timber shed and access to the garage and parking space.

KEY FEATURES

- Extended semi-detached house
- Stunning contemporary interior
- Boiler and heating system installed in 2018
- Rewired throughout in 2018
- Generous gardens
- Garage and parking

LOCATION

Union Lane is a much-requested area situated between Milton Road and Chesterton High Street, just north of the river. It is well placed for access to the City centre, the A14 and onward to the M11. In addition, Cambridge North Railway station is situated at the top of Milton Road and there is a range of good shopping facilities and bus services on Chesterton High Street and is only a short bike ride into the historic centre. The property is in the catchment area for Milton Road Primary School and Chesterton Community College.

AGENTS NOTES

- Council tax band – D
- New damp course in 2018
- Shared driveway to the rear, no fixed costs for general maintenance

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

- Cambridge City Council
- Cambridgeshire County Council

FIXTURES AND FITTINGS

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

VIEWING

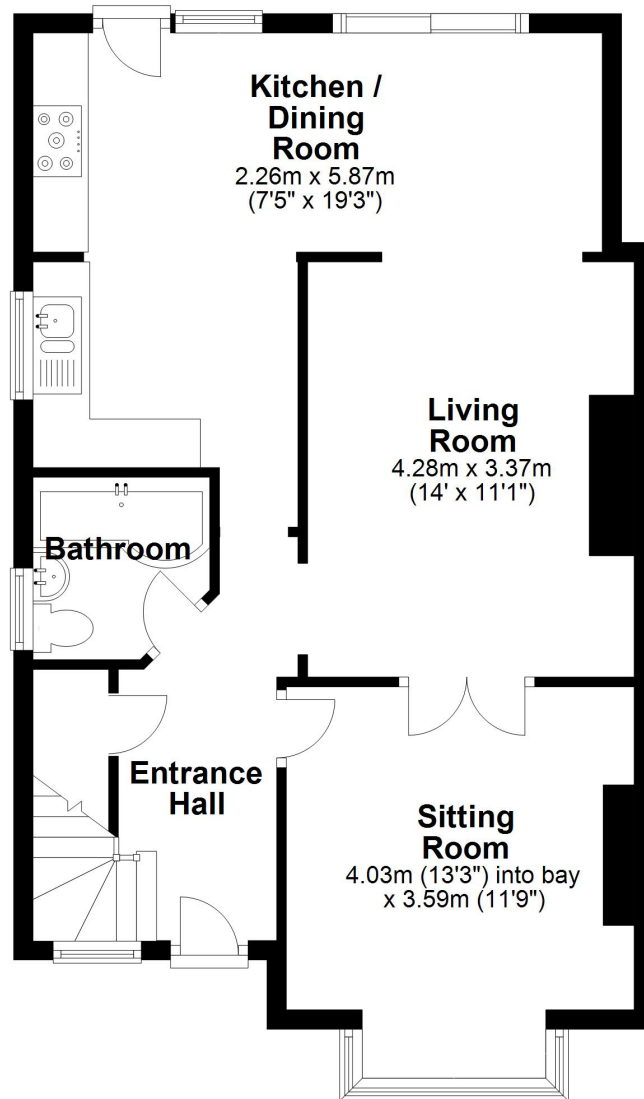
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ



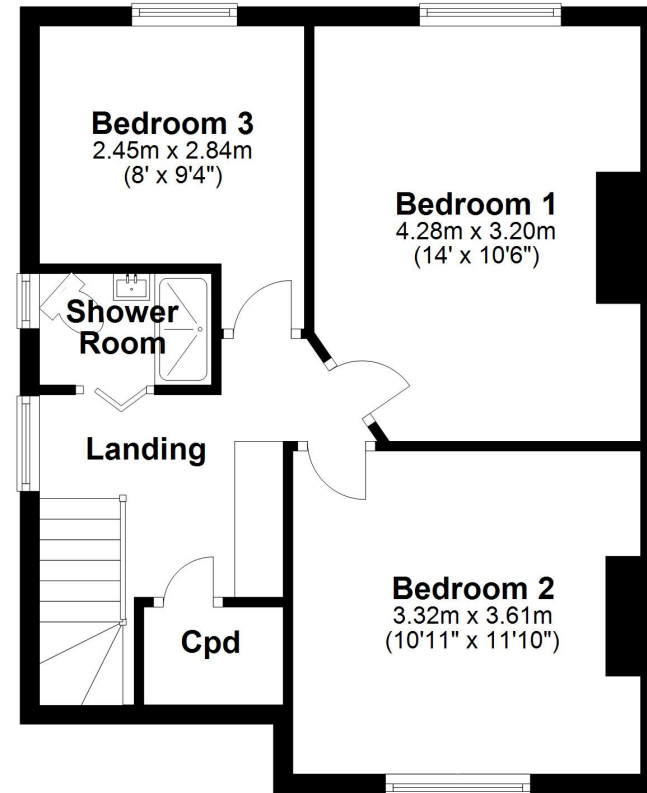
Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 107.4 sq. metres (1155.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

