



4 Neale Close, Cambridge, CB1 3LE
Guide Price £475,000 Freehold



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A WELL-PRESENTED, THREE-BEDROOM SEMI-DETACHED HOME SITUATED IN NEALE CLOSE, CAMBRIDGE, OFFERING BRIGHT AND PRACTICAL ACCOMMODATION, A PRIVATE REAR GARDEN, OFF-ROAD PARKING AND A GARAGE.

- 891.7 sqft / 82.8 sqm
- 3 bedrooms, 2 reception rooms, 1 bathroom
- Gas-fired heating to radiators
- Plot size - approx 0.06 acres
- Potential to extend (STPC)
- 1960's semi-detached property
- Bright accommodation throughout
- Modern kitchen
- Driveway & garage
- Fully enclosed garden with summerhouse

The property provides approximately 891 sqft. of internal accommodation, arranged over two floors. The ground floor opens into an entrance hall with stairs to the first floor and access to a comfortable living room, featuring a brick fireplace and a large front-facing window, which provides plenty of natural light.

To the rear, is a modern fitted kitchen, finished with sleek light-coloured units, integrated appliances, generous worktop space and a window overlooking the garden. Alongside is a separate dining room, providing an ideal space for family meals and entertaining, with glazed doors opening directly onto the rear garden.

Upstairs, the property offers three bedrooms, including two well-proportioned doubles and a third bedroom suitable as a child's room, guest bedroom or a home office. The principal bedroom benefits from extensive fitted wardrobes. A family bathroom completes the first-floor accommodation and includes a bath, a separate shower enclosure, a wash basin and a WC.

Outside, the property enjoys a private enclosed rear garden with lawn and patio areas, providing plenty of space for outdoor dining and relaxation. A timber summerhouse creates an attractive additional garden retreat and could suit a variety of leisure uses.

To the front, a gravelled area provides off-road parking, while the property also benefits from a separate garage with mains electricity connected, offering useful parking, storage or workshop space.

Location

Cherry Hinton is a thriving, sought-after suburb just south-east of the city. It is incredibly well served by an excellent range of shops, restaurants, takeaways public houses plus leisure and health facilities including the well-regarded David Lloyd Health and Tennis Club. There is also a major Tesco supermarket off Yarrow Road. Cherry Hinton has recently undergone an £11 million development, which included the restructuring of the commercial space on the High Street and Colville Road, producing more space for shops and parking. The Cherry Hinton Hub, which was part of this development provides a library, a café run by volunteers and meeting rooms.

There are currently three primary schools, which feed into Netherhall secondary school, all of which are Ofsted rated as either 'good' or 'outstanding'. The construction of two further schools, one primary and one secondary are also planned within the afore mentioned development of the area.

The area is highly popular with commuters thanks to its excellent access to Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3.5 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity. There is also a designated cycle / pedestrian path called the Fulbourn Greenway, which links the village with the newly built Chisholm trail, taking cyclist and pedestrians safely into the Mill Road and mainline station area of Cambridge.

Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for east-west travel and onto the A11 and M11 to London.

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.

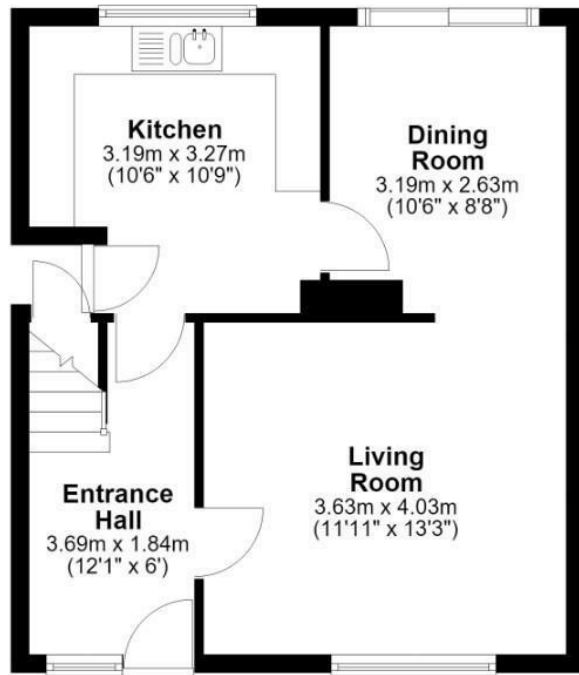






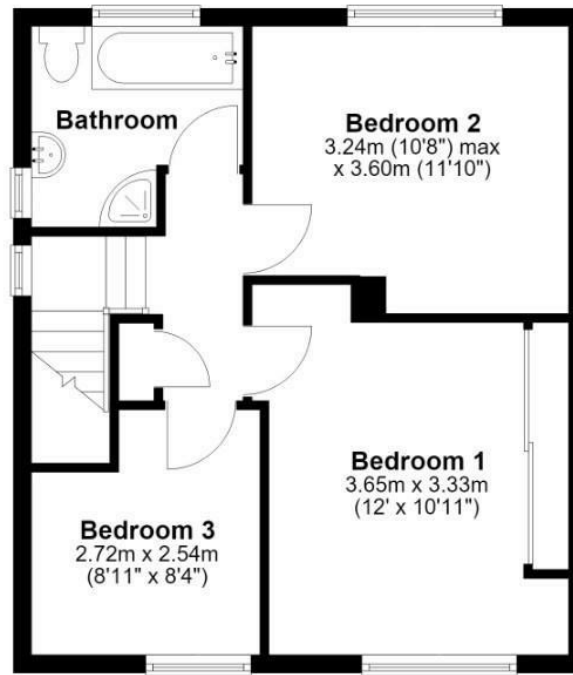
Ground Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.5 sq. feet)



Main area: Approx. 82.8 sq. metres (891.7 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.5 sq. feet)

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		
		EU Directive 2002/91/EC



