



14 Stratfield Close, Cambridge, CB4 3NA
Guide Price £485,000 Freehold



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A DECEPTIVELY SPACIOUS AND SIGNIFICANTLY IMPROVED, 3-BEDROOM, MID-TERRACE HOUSE. THE PROPERTY OCCUPIES A PLEASANT POSITION AT THE END OF A POPULAR CUL-DE-SAC TO THE NORTH OF THE CITY, WITHIN EASY REACH OF THE CENTRE AND SOUGHT-AFTER SCHOOLING.

- Superbly presented family home
- Spacious sitting room and conservatory
- South-west facing rear garden
- Plot size of 0.04 acres
- EPC- C / 75
- 3 comfortable bedrooms
- Stylishly refitted kitchen
- Driveway parking for 2 vehicles
- Gas central heating to radiators
- Council tax band-C

This superb family home has been subject to comprehensive refurbishment works including a very stylish and practical kitchen, creating a wonderful home ideally suited to modern living. The property occupies a pleasant position at the end of a cul-de-sac on the popular McManus Estate, located to the north of the city centre and within easy reach of Cambridge North railway station and the Science Park.

An entrance porch has space for cloaks storage and opens into the superb, bespoke kitchen. Replete with a range of fitted units, the kitchen has stone work surfaces with tiled splashbacks, a walk-in pantry cupboard, space for a range cooker with extractor hood over, inset sink, space for a tumble dryer and integrated appliances including a full height fridge and a full height freezer, washing machine and dishwasher. Very generous in size, the sitting room has stairs to the first floor with storage under and sliding doors opening into the conservatory, which spans the full width of the property and overlooks the rear garden.

On the first floor, there are 3 bedrooms, 2 of which are comfortable doubles in size, with bedroom 3 also large enough to accommodate a double bed. Mainly tiled, the family bathroom is fitted with a three-piece suite including a panelled bath with mains shower over, pedestal wash basin, WC and heated towel rail. The landing is also well-proportioned and has a hatch to the loft space with pull-down ladder.

Outside, the property benefits from a driveway to the front providing off-road parking for 2 vehicles. The low-maintenance rear garden enjoys a southwesterly aspect and is fully enclosed by fencing. It is predominantly gravelled, with a patio seating area, timber shed and a gate to the rear providing pedestrian access.

Location

Stratfield Close is a small cul-de-sac off Tavistock Road, which, in turn, is located just off Histon Road and is part of a very popular, private residential development with excellent local facilities serving the district including supermarkets, Post Office and petrol station. Stratfield Close is in the catchment area for the popular local Mayfield primary school and Chesterton Community College (Ofsted outstanding), with further independent schooling available in Cambridge city centre. There is easy access from the property onto the region's main commuter routes as well as into the city centre or peripheral areas such as the Science and Business Parks. Cambridge North railway station is just 2 miles away with links to London Kings Cross and London Liverpool Street.

Tenure

Freehold

Services

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

Statutory Authorities

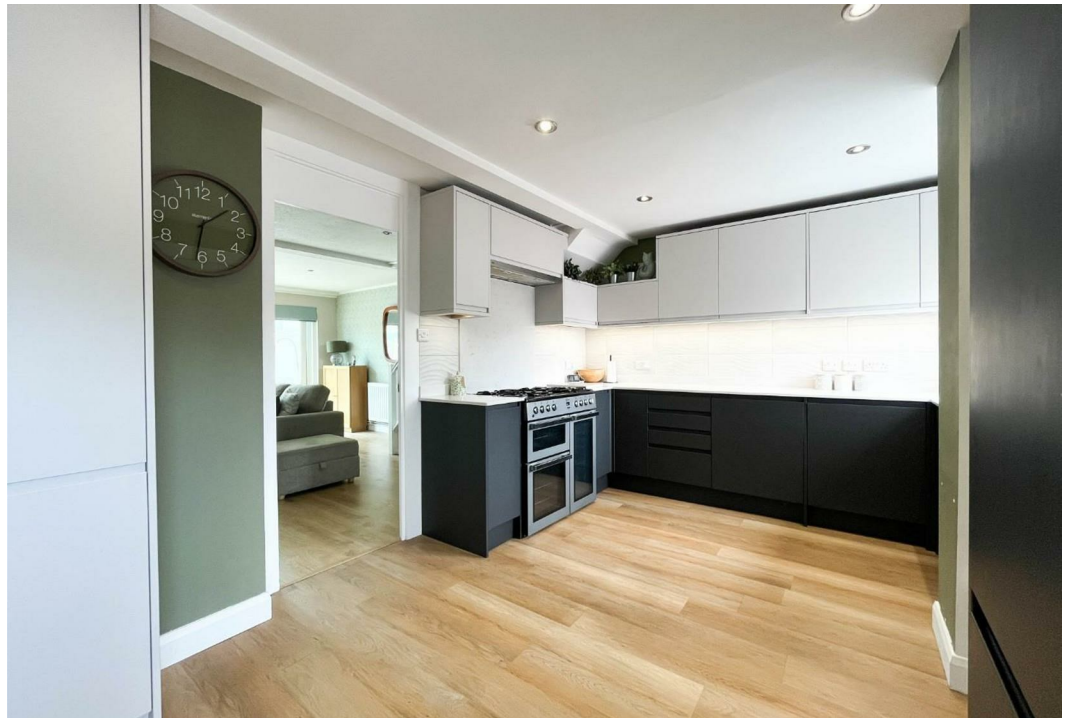
Cambridge City Council
Council tax band - C

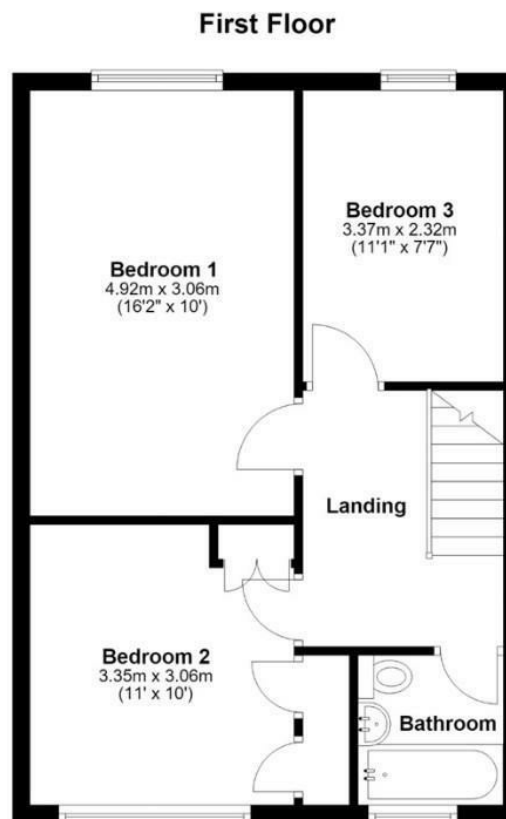
Fixtures and Fittings

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





Approx. gross internal floor area 102 sqm (1100 sqft)

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		75	8
		EU Directive 2002/91/EC	

