



27 Topcliffe Way, Cambridge, CB1 8SJ
Guide Price £975,000 Freehold



rah.co.uk
01223 323130

A SUBSTANTIAL 1960'S DETACHED HOUSE PROVIDING EXTENSIVE AND FLEXIBLE ACCOMMODATION, A LARGE AND MATURE REAR GARDEN AND AMPLE OFF-STREET PARKING. LOCATED IN A QUIET AND ESTABLISHED RESIDENTIAL AREA CONVENIENTLY PLACED FOR ADDENBROOKE'S HOSPITAL/BIOMEDICAL CAMPUS.

- 2032 sqft / 188 sqm
- Garage & driveway parking
- Extended accommodation
- Plot size - approx 0.22 acres
- EPC – C /80
- Double glazed 1960's detached house
- Large mature rear garden with orchard
- Gas central heating to radiators
- No onward chain
- Summerhouse or home office with washroom

This 1960's detached house on Topcliffe Way has been extended at various stages over the years. the result is a substantial home with a versatile ground floor layout with numerous living, dining and working spaces. The property provides scope to be remodelled and modernised to create a wonderful family house with large mature gardens, close to the Addenbrooke's/Biomedical site and outstanding schools.

Nicely positioned within a small row of similar houses, the property is set back from the road behind a generous frontage, which includes a large block-paved driveway providing access to the garage, an established front garden and side access to the rear garden.

The ground floor accommodation comprises an entrance hall, a formal dining room, a generous dual aspect sitting room, which connects to a family room with views to the garden. A large, open plan and well-equipped kitchen leads to a second sitting room with garden views and a glazed garden room providing access to a terrace area. There is access to the integral garage from an inner hallway and two separate shower rooms complete this floor.

Upstairs, a broad landing area leads to one ensuite bedroom, a family bathroom and three further bedrooms. Bedroom three provides access to a spacious mezzanine level which measures 15' x 10'10".

Outside, there is a large, broad rear garden, which includes a formal lawn with well-stocked surrounding borders, a small orchard area and space for a generous vegetable plot. There are various timber outbuildings, including a summerhouse that could easily be used as a home office as it has power and light connected and a separate washroom. A large, raised timber terrace, adjoining the house provides an area for outside dining.

Agent's Note

The solar panels have a government backed guarantee return on the output sold back to the grid. The vendors have reported an income of £3,044.77 last year.

Location

Topcliffe Way is just off Nightingale Avenue, which in turn is located off Hills Road on the south side of the city and forms part of a popular residential area. Local shopping is available on Wulfstan Way, Hills Road, Cherry Hinton Road and Cambridge Leisure Park. Primary schooling is at Queen Edith's, Queen Emma and Morley Memorial Primary School and secondary schooling is at Netherhall or Coleridge Community Colleges. It is also well situated for Hills Road and Long Road Sixth Form Colleges and private schooling for all age groups. The house is conveniently located for access to a variety of bus services and the Babraham Road Park and Ride, as well as Addenbrooke's Hospital and the Biomedical Campus. The neighbourhood enjoys the open space and facilities of Nightingale Park with tennis and basketball courts, children's playground and the community garden, and open countryside is easily accessible on foot, by bike or by car.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - F

Fixtures and Fittings

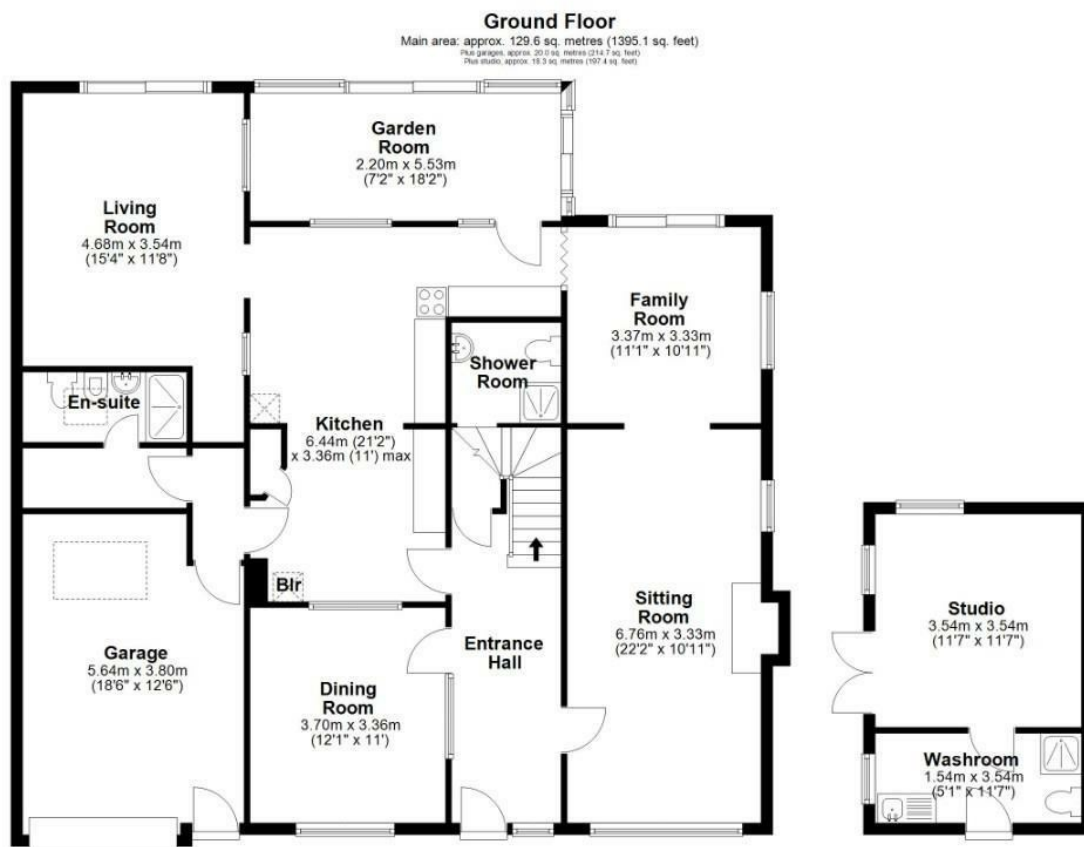
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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





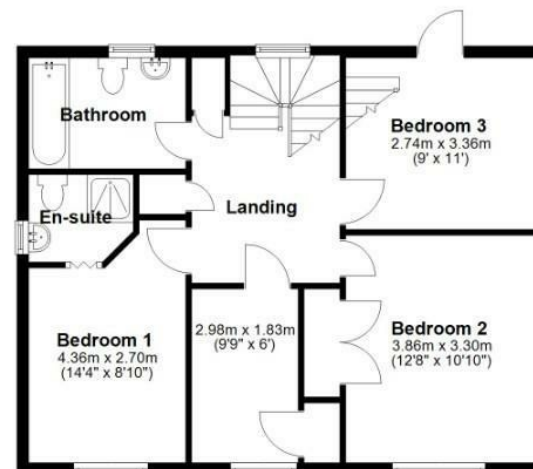


Main area: Approx. 188.8 sq. metres (2032.1 sq. feet)

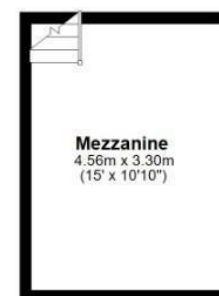
Plus garages, approx. 20.0 sq. metres (214.7 sq. feet)
Plus mezzanine, approx. 15.0 sq. metres (162.0 sq. feet)
Plus studio, approx. 18.3 sq. metres (197.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor
Approx. 59.2 sq. metres (636.9 sq. feet)



Mezzanine
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus mezzanine, approx. 15.0 sq. metres (162.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	87
(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.



