



47 Ward Road, Cambridge, CB1 3SY
Guide Price £925,000 Freehold



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A SUBSTANTIAL, SEMI-DETACHED FAMILY HOME WITH STUNNING, CREATIVELY DESIGNED ACCOMMODATION MEASURING 1680 SQFT IN TOTAL, OCCUPYING A LARGE CORNER PLOT WITH EXTENSIVE GARDENS AND PARKING, CLOSE TO ADDENBROOKE'S HOSPITAL.

- 1680 sqft / 156 sqm
- Semi-detached property
- Plot size - approx 0.18 acres
- Driveway parking
- Creatively designed accommodation with a flexible layout
- Built in 1950 with modern extension
- 4 beds, 2 reception, 3 bathroom
- Large, covered terrace for outside dining
- Gas-fired heating to radiators and underfloor
- Corner plot with large private south-facing gardens

This 1950's semi-detached house on Ward Road has been significantly extended, meticulously designed and finished to an exceptional standard, creating a highly individual and energy efficient family home with flexible modern spaces, benefitting from lots of natural light and garden views.

The property measures an impressive 1680 sqft (156 sqm) in total and is arranged over two floors, showcasing bespoke contemporary features, excellent storage solutions and extensive grounds including well-designed gardens incorporating an outside kitchen area and relaxing zones.

Extensive ground floor accommodation includes a spacious reception area with a WC, a large dining room/study with full-width built-in storage cupboards, a studio bedroom/living room with a kitchenette, ensuite shower room and bi-folding doors opening to a covered terrace. An impressive and extensive open-plan kitchen/dining/living room provides access to and views of the rear and side gardens. A well-designed and stylish handmade kitchen offers excellent storage solutions, extensive working surface space and a full range of integrated appliances.

Upstairs, there is a thoughtfully designed principal bedroom suite with a fitted walk-in wardrobe and a shower room, a luxurious family bathroom suite and two further double bedrooms. Bedroom three has corner sliding doors, which open to the landing area allowing this room to be used for multiple purposes.

Outside, this rendered white-washed house is set back behind a block-paved driveway, which provides parking for two large vehicles. Double gates open a broad side garden area. The rear garden is especially wide and deep and has a south-facing aspect. There is a raised paved stone terrace with a covered dining area adjacent to the rear of the property, a large lawned area to the side and rear and a paved pathway, which leads to a timber studio and a raised decked area, positioned under mature trees to provide shade and cover.

This superb property is within easy reach of good facilities, primary and secondary schools and Cambridge Station.

Location

Ward Road is approached from either Birdwood Road or Chalmers Road and is conveniently positioned for easy access to Addenbrooke's Hospital, Cambridge Railway Station, Cherry Hinton Hall and the city centre. There are a wide range of local amenities close by which include a local Co-op, Sainsburys, doctor's surgery, newsagents and a popular Deli. Additional restaurants and cafes are located on Mill Road and Cherry Hinton Road. Good primary and secondary schooling are within a short walk.

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

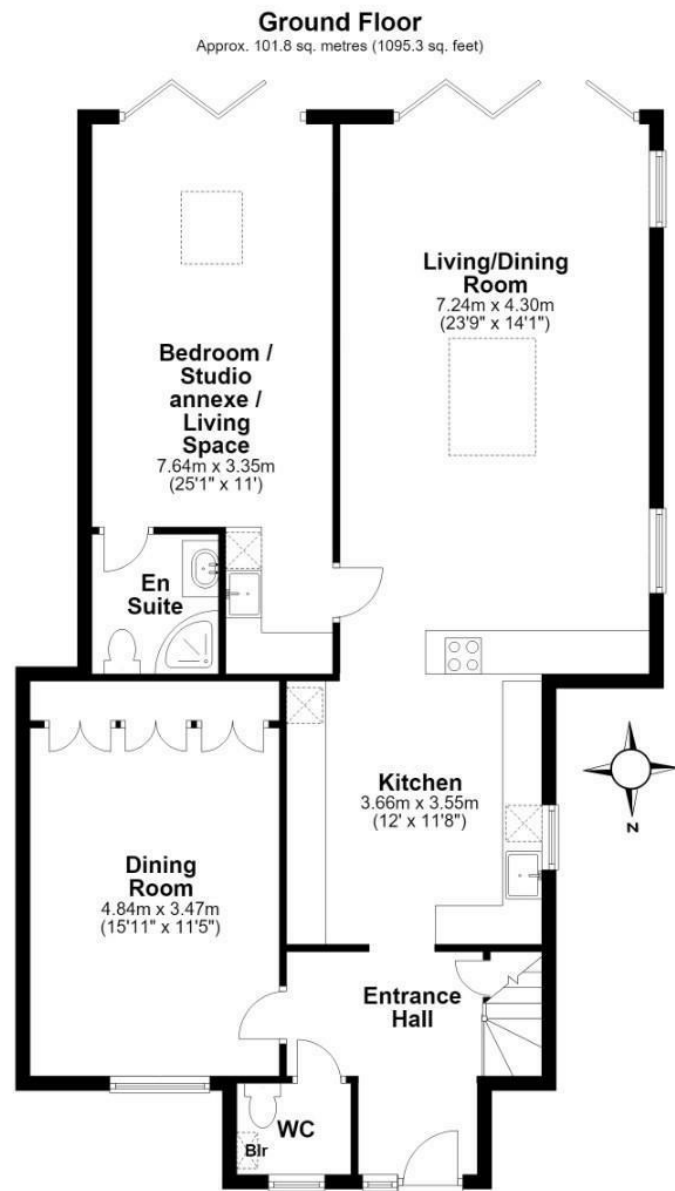
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Total area: approx. 156.2 sq. metres (1680.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	85
(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



