

## Summary

This wonderful three-bedroom family home is situated in a quiet and highly sought-after neighborhood, close to schools, a range of nearby amenities, Cherry Hinton High Street, & Addenbrookes. Presented in a fantastic condition, with kitchen/diner, garden & garage.

## Description

### Approximate Room Sizes

#### THE PROPERTY

This wonderful three-bedroom family home is situated in a quiet and highly sought-after neighborhood, perfectly positioned near the Cambridge International School, The Spinney Primary School, and just a short walk from Cherry Hinton High Street. Addenbrooke's Hospital is also conveniently located just 2 miles away. Spanning approximately 850 sq ft, this immaculate property is ready to move into, offering modern comforts and spacious living throughout.

As you step inside, you'll be welcomed by a bright entrance hall with stairs leading to the first floor and a door opening into the inviting

lounge. The lounge is a delightful space, featuring a large bay window that allows plenty of natural light, a feature gas fireplace installed in 2023, and an under-stair storage cupboard that houses the updated fuse box (installed in 2022).

Moving through the home, you'll find a stunning open-plan kitchen/diner. The kitchen is beautifully designed, featuring bespoke cabinetry, granite worktops, and an integrated oven and hob. The dining area offers plenty of space to gather with family and friends, making it the heart of the home.

Beyond the kitchen is the upgraded conservatory, which now boasts a solid roof with a Velux window. This versatile room is currently used as a

utility space and home office, but there is potential (and plumbing) to create a separate ground-floor cloakroom if desired.

Upstairs, the principal bedroom is a generous double with built-in wardrobes, providing ample storage. Two additional bedrooms offer versatility, with one currently being used as an office. The stylish shower room serves all three bedrooms.

Outside, the rear garden is a tranquil retreat with a patio area complete with a pergola and external sockets, perfect for outdoor entertaining. The remainder of the garden is laid to lawn, enclosed by fencing, and backs onto serene woodland. A garden shed offers extra storage, and to the front of the property, there is potential to create a driveway (subject to approval). The home also benefits from a garage en bloc.

Overall, this is a fantastic family home in a quiet and accessible location, offering space, style, and convenience. Don't miss the opportunity to make this beautiful property yours!

#### ENTRANCE HALL

LOUNGE 13' 1" x 13' 1" (4.0m x 4.0m)

KITCHEN/DINER 16' 4" x 9' 10" (5.0m x 3.0m)

CONSERVATORY/UTILITY 15' 8" x 6' 10" (4.8m x 2.1m)

#### First Floor:

BEDROOM ONE 14' 11" x 9' 0" (4.55m x 2.75m)

BEDROOM TWO 9' 3" x 9' 0" (2.83m x 2.75m)

BEDROOM THREE 9' 7" x 7' 0" (2.93m x 2.15m)

#### SHOWER ROOM

## Additional Information

Local Authority – Cambridge City Council

Council Tax Band – C

Tenure – Freehold

Services – All mains services

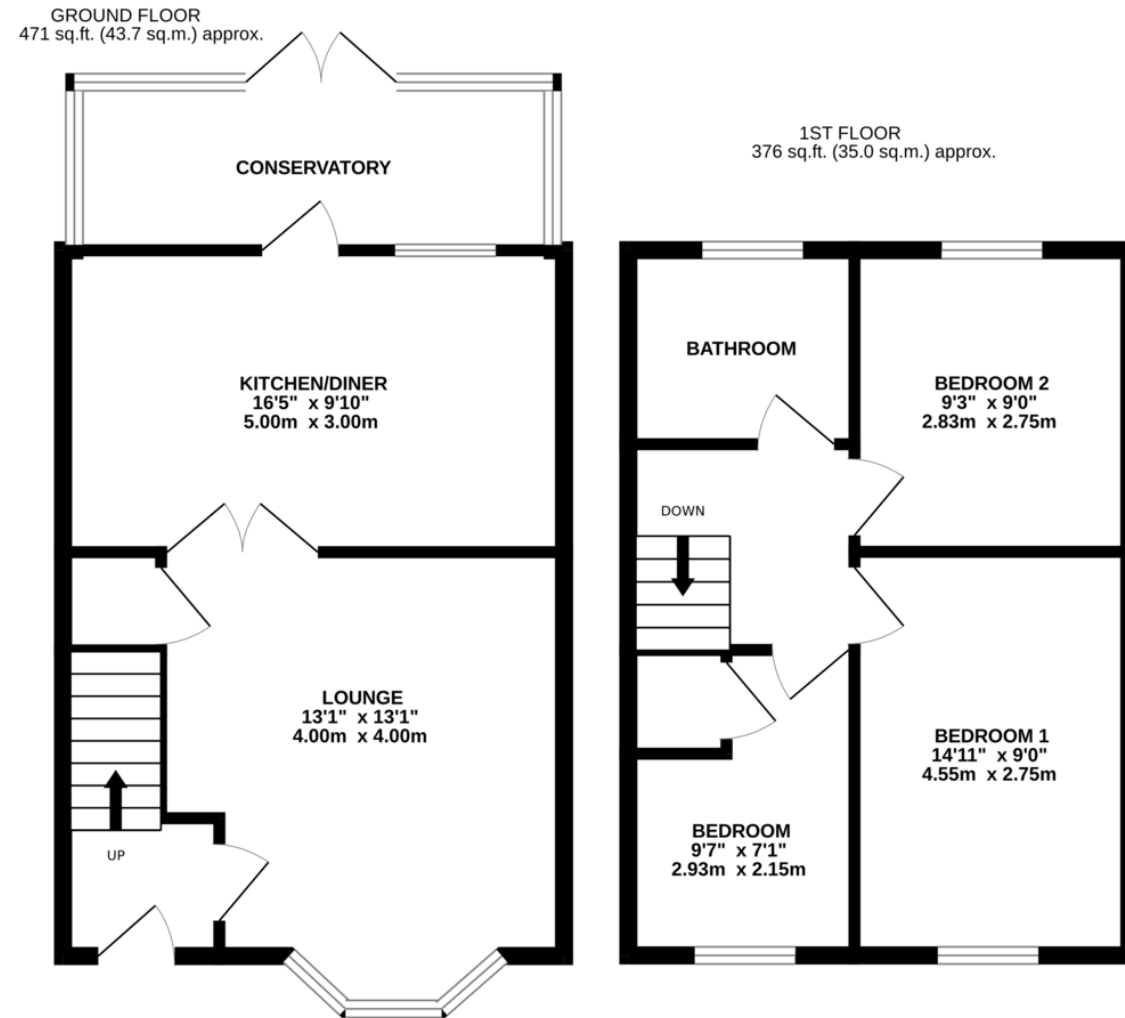
Post Code – CB1 9LD

Viewings by appointment

Bychoice Estate Agents

Tel: 01440 768919





TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



If you would like to speak to one of our mortgage advisors call now – 01440 768919

Your home may be repossessed if you do not keep up repayments on your mortgage.

EPC to follow



### Contact Details

27b High Street, Haverhill, Suffolk, CB9 8AD

Tel: 01440 768919

Email: haverhill@bychoice.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Malvern Road | Cambridge | CB1 9LD

This wonderful three-bedroom family home is situated in a quiet and highly sought-after neighborhood, close to schools, a range of nearby amenities, Cherry Hinton High Street, & Addenbrookes. Presented in a fantastic condition, with kitchen/diner, garden & garage.

£499,995

- THREE BEDROOMS
- APPROX 850 sq ft
- IMMACULATE CONDITION THROUGHOUT
- CLOSE TO SCHOOLS & AMENITIES
- GARAGE
- QUIET SOUGHT AFTER NEIGHBOURHOOD