



GRANTCHESTER ROAD
Cambridge

Carter Jonas

GRANTCHESTER ROAD, CAMBRIDGE, CB3 9ED

- City Centre - approx. 1 mile
- Cambridge Railway Station - approx. 1.7 miles
- Addenbrookes Hospital - approx. 3 miles

In excess of 2,000 sq.ft of accommodation • Four bedrooms & three bathrooms • Gated driveway parking • Tranquil setting • Hugely popular location • No onward chain • EPC rating E

DESCRIPTION

The well-proportioned accommodation measures in excess of 2,000 sq.ft comprising an entrance hall, two reception rooms, a kitchen/dining room, four/five bedrooms and three bathrooms. The property is in a picturesque setting, with gated driveway parking, a mature front garden and a beautifully landscaped rear garden with what feels like endless established planting. Finally, but not least, the house and garden have wonderful views on to Bolton's Pit Lake, offering tranquility and assured privacy.

GROUND FLOOR

The charming and sizeable entrance hall boasts a light and welcoming feel. The first reception room in front is the snug/study, enjoying a bay-window and bespoke fitted storage. The larger sitting room enjoys an open fireplace, windows to front and rear aspects and French doors opening to the westerly facing rear garden terrace. The kitchen/dining room offers ample dining space, a stylish country kitchen and larder. The whole kitchen, fitted with a gas fired aga, enjoys natural light in abundance with windows and doors to both side and rear aspects. The remaining ground floor offers a small inner hall with coat hanging space, leading to the shower room/utility room.

AN IDYLICALLY POSITIONED AND ABUNDANTLY CHARMING FOUR-BEDROOM DETACHED HOME BOASTING QUINTESSENTIAL EARLY 1900'S STYLE WITH LOTS OF MODERN-DAY INFLUENCE AND CONVENIENCE.



FIRST FLOOR

The staggered level landing is once again flooded with natural light and spacious with stairs rising from the ground floor and to the second floor. The larger of the bedrooms on this floor is currently used as a large study but is uniquely sizeable with fitted storage, windows to front and rear and French doors leading to the rear balcony. The second and third bedrooms, both doubles are similar in size to each other, one fitted with bespoke bookshelves above desk, and the final room is a perfect child's room, study or dressing room. The bathroom offers a bath with a shower over, wash hand basin, heated towel rail, WC and two windows to side aspect.

SECOND FLOOR

A small landing with a galleried view and spacious fitted eaves storage. The bedroom on this floor is a fine size, although does have limited head-height in places. The bathroom offers a bath, WC, and heated towel rail.

OUTSIDE

The front aspect enjoys gated driveway parking and a hugely charming and established front garden, which is largely lawned with a wonderful selection of shrubs, plants and trees. The rear garden boasts an almost impeccable level of tranquility only enhanced by Bolton's Pit Lake positioned just behind. The rear garden is also predominantly lawned with a paved terrace and once again, a lovely selection of shrubs, new and established trees, plants and climbers.





LOCATION

Grantchester Road is situated in Newnham, one of the most popular residential areas in the city, located just a mile from the centre. There are excellent local amenities within walking distance including convenience stores, post office, pharmacy, public house and butchers. For schooling, there is an excellent primary school in the immediate vicinity with further primary and secondary options in the area. The well renowned Hills Road Sixth Form College is within easy cycling distance. The city centre, colleges and various University department can be reached by foot or bicycle along with wonderful riverside walks along The Backs and Grantchester Meadows. For those needed to the commute, there is easy access to the mainline railway station and Junction 12 of the M11.

ADDITIONAL INFORMATION

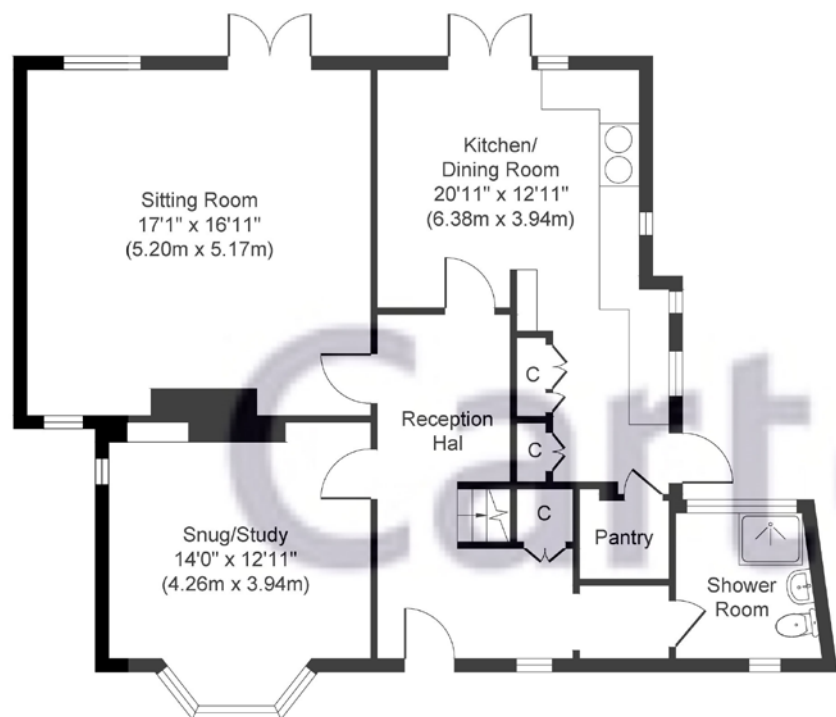
Tenure: Freehold

Services: Gas fired central heating. Mains water, gas, drainage and electricity

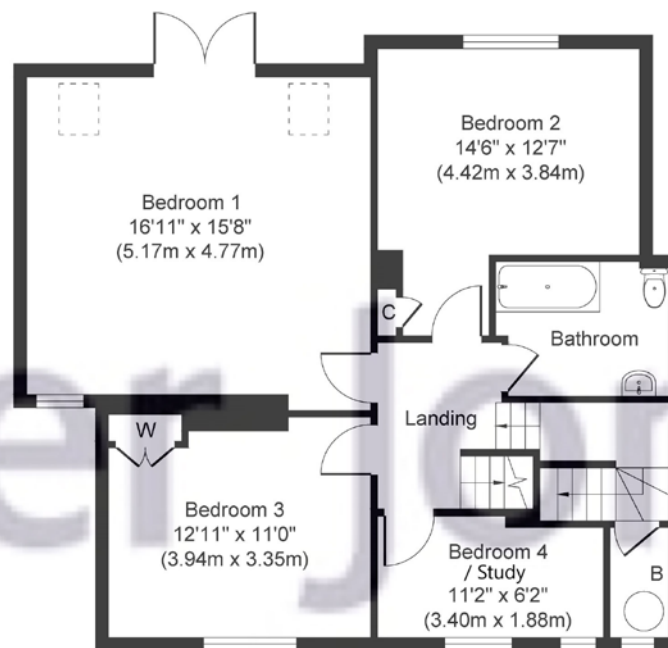
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330

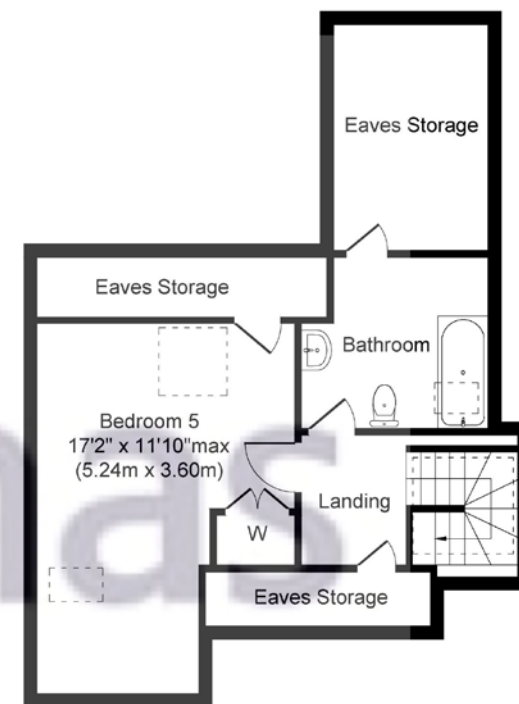




Ground Floor
Approximate Floor Area
856 sq. ft
(79.64 sq. m)



First Floor
Approximate Floor Area
768 sq. ft
(71.41 sq. m)



Second Floor
Approximate Floor Area
451 sq. ft
(41.95 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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