



BLenheim CLOSE, CAMBRIDGE, CB1 8DU

- The Netherhall School - approx. 0.5 miles
- Addenbrookes Hospital - approx. 1.7 miles
- Cambridge Railway Station - approx. 1.9 miles

4 Bedrooms • Off-road parking • No onward chain •
Popular location • EPC rating D

DESCRIPTION

Nestled in a sought-after city location and offered with no onward chain, this 4-bedroom semi-detached property exudes comfort and convenience. From its well-kept front garden to its spacious interior and delightful outdoor spaces, this home offers an inviting retreat for modern living.

Upon entering through the front door, you are greeted by a well-lit entrance hallway, complete with space for a shoe and coat rack, as well as ample under-stair storage. To the right, you will find the generously sized living room, featuring a large front window that floods the room with natural light, complemented by a cozy gas fireplace.

Continuing through the extended living dining area, perfect for hosting guests, you will find a glass conservatory that opens out onto the garden, creating a seamless transition between indoor and outdoor living spaces.

The kitchen is a functional space offering plenty of storage options and room for a breakfast table or kitchen island. Side access to the driveway adds convenience to daily life. A downstairs shower room fitted with low level w/c, wash basin and shower is an added benefit which creates convenience for family living.

4 BEDROOM SEMI-DETACHED PROPERTY LOCATED IN A SOUGHT-AFTER CITY LOCATION AVAILABLE WITH NO ONWARD CHAIN.



Ascending the staircase, you will discover four well-proportioned bedrooms, each offering comfort and privacy. These bedrooms provide ample space for restful nights and peaceful relaxation. Completing the first floor is a family bathroom, fitted with a low-level w/c, wash basin, and bath, catering to the needs of the household.

OUTSIDE

Externally, the property boasts off-road parking for multiple vehicles, along with a garage equipped with electricity supply. A side gate leads you into the rear garden, predominantly laid with patio paving slabs, offering a low-maintenance outdoor space.

Situated in a secluded cul-de-sac, the property enjoys views of a communal green with mature trees, providing a tranquil backdrop to everyday life.

LOCATION

The property is in the Queen Edith ward of Cambridge and just a few minutes' walk from Cherry Hinton Hall and a nearby bus stop that provides a regular bus service into central Cambridge. Central Cambridge is two miles away and offers a variety of shops, dining options, entertainment spaces and cultural venues. There are also several large supermarkets nearby, including a Waitrose in Trumpington.

Schooling in the area is well-regarded, with a wide range of state and independent options such as St Mary's School and The Leys School. There are plenty of parks and green spaces for outdoor pursuits.

The property is ideally located to take advantage of Cambridge's excellent transport links. The M11, A11 and A14 are all within five miles, and it is possible to reach Central London in an hour via the fast rail services from Cambridge station.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains' services provided

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330

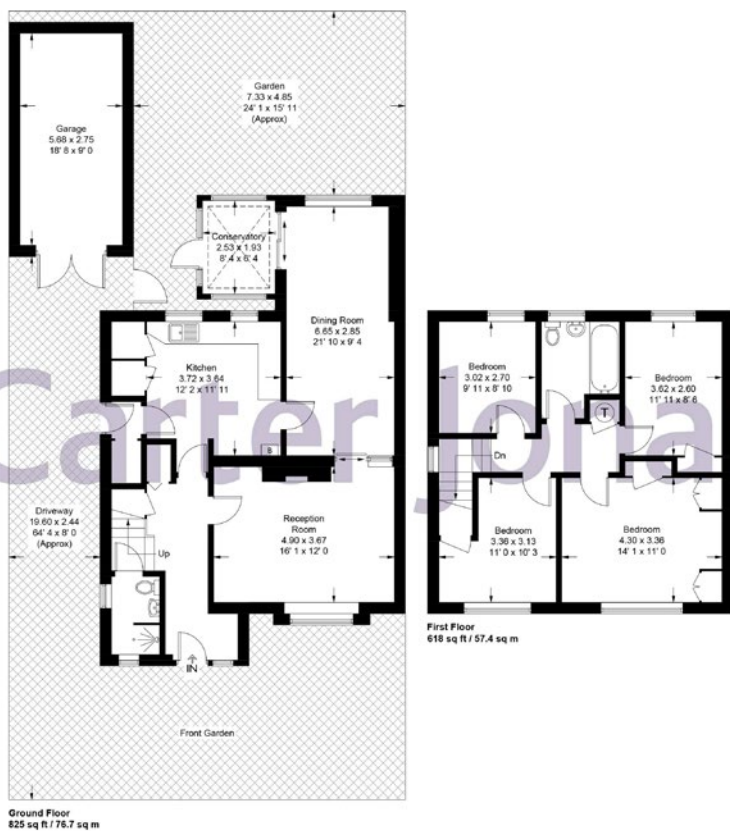


Blenheim Close

Approximate Gross Internal Area = 1443 sq ft / 134.1 sq m

Garage = 172 sq ft / 16 sq m

Total = 1615 sq ft / 150.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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