

**Sought-After
Location
Wulfstan Way
Cambridge**

Guide Price £475,000

Freehold

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Ref: HRT011719096



Three bedroom semi detached family property situated in the sought after south of Cambridge. The property offers a fantastic living accommodation with flexible arrangement, within walking distance to amenities in Cherry Hinton and close to ARM and Addenbrookes.

- **Semi Detached**
- **Three Bedrooms**
- **Games Room**
- **Sizable Garden**
- **Ample Parking**
- **Close To Addenbrookes**
- **Close To The City Centre**
- **Ideally Located M11, A11**



Front of Property

Block paved driveway with ample space for parking leading to the front entrance door with side access through to the extension.

Entrance Hall

Comprises double panelled radiator, storage space under the stairs, wood flooring with stairs rising to the first floor landing and doors to the lounge and kitchen.

Lounge 4.53m x 3.56m

Well sized living area with a continuation of wood flooring, double glazed window to front elevation, double panelled radiator and an electric fire with a brick surround.

Kitchen/Dining Room 2.72m x 6.76m

Open planned kitchen to dining comprises base and wall units with integrated appliances fridge freezer, four ring electric hob and oven, with space to accommodate a washing machine, dishwasher and dining room furniture. Fitted with a continuation of wood flooring, stainless steel sink and double glazed window overlooking the rear garden.

Conservatory 2.75m x 2.11m

Double glazed windows with three quarter brick, Perspex roof and a door to the garden.

Extension

Located to the side of the property which runs along the side of the property. Contains front access through to a porch area which is currently used for storage, to a separate hallway which contains a WC, utility area, door to the games room and door to the garden.

Games Room 2.09m x 3.00m

Forms part of the extension and currently functions as a games room although could serve as a home office or a gym, fitted with wood effect flooring and French doors to the garden.

First Floor Landing

Doors to the bedrooms and bathroom with loft which provides ample storage space and fitted with Velux window.

Bedroom One 3.55m x 3.64m

Double bedroom with window to front elevation, built in wardrobe.

Bedroom Two 3.66m x 2.74m

Good sized double room with built in wardrobes and dual windows.

Bedroom Three 2.41m x 2.66m

Single bedroom with radiator, double glazed window and built in cupboard.

Shower Room

WC, shower cubicle, pedestal sink, towel rail and an obscure double glazed window.

Rear of Property

Good sized garden with deep pond and patio area, leading to laid to lawn with plenty of shrubs and bushes, toward a fenced space housing the two timber sheds.

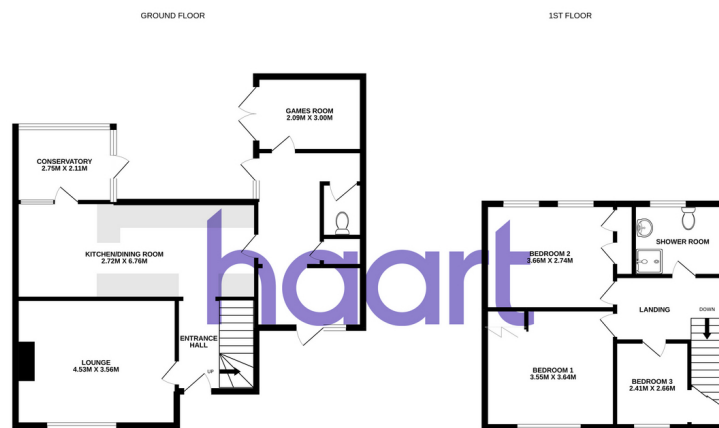
Agents Note

Council tax band: A

Local authority: Cambridge City Council

Location

Set in the south of Cambridge City, the locality offers easy access to Addenbrooke's Hospital, the mainline railway station with direct links to provides services to London King's Cross and Liverpool Street, with plenty of local amenities to include shops, schools, GP surgery, pharmacy and a dental surgery within a short walk distance. The residence sits within the catchment area of Queen Edith's and Netherhall Schools with a wider range of private schooling nearby.



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, 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, approvals and regulations shown here are not tested and no guarantee as to their operability or efficiency can be given.
 Made and lodged 12/02/22

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81 to 91) B		
(69 to 80) C		80
(55 to 68) D	56	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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