



Blanford Walk, Cambridge, CB4 3NQ



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Residential sales, lettings & management

11 Blanford Walk
Cambridge
CB4 3NQ

A spacious 4 bedroom semi-detached residence enjoying a cul de sac location, conveniently situated for access into the city, science park, M11 & A14

- Extended 4 bedroom house
- Cul de sac location
- Backing onto a grassed play area
- Kitchen with range cooker
- Spacious reception area
- Open plan feel to ground floor
- Shower room & Cloakroom
- Enclosed rear garden
- Garage and driveway
- No upward chain

Offers around £560,000



This well-proportioned semi-detached house has been extended and offers flexible and versatile accommodation. Of particular note is the spacious open plan accommodation to the ground floor opening onto a delightful rear garden which backs on to a grassed recreation area to the rear. Offered with no upward chain, the accommodation in detail comprises;

GROUND FLOOR

Part glazed door and glazed side panel to

PORCH with recessed ceiling spotlight, radiator, double doors to built in cupboard, glazed door to

SITTING ROOM 19' 0" x 11' 8" (5.79m x 3.56m) with large upvc double glazed window to front, understairs cupboard, coving, parquet flooring to staircase area, radiator, door to kitchen. Opening onto

DINING AREA 10' 2" x 9' 2" (3.1m x 2.79m) with upvc double glazed sliding patio door to rear garden, coving, vertically mounted radiator, parquet flooring, opening onto

KITCHEN/BREAKFAST ROOM 16' 9" max x 16' 10" max (5.11m x 5.13m) with glazed door and window to rear, built in cupboard with electric consumer unit, recessed kitchen area with a good range of shaker style wall and base units with solid oak block work surfaces, tiled splashbacks, further oak block worktop/breakfast bar, Cuisinmaster range cooker with large stainless steel chimney extractor hood over, one and a quarter bowl sink unit and drainer with mixer tap, space for American style fridge/freezer, radiator, space and plumbing for dishwasher, ceramic tiled flooring, door to utility/cloakroom and part glazed door to garage/store area (see later).

CLOAKROOM with window to rear, wash handbasin with tiled splashbacks, radiator, space and plumbing for washing machine, built in cupboard housing the Baxi gas central heating boiler.

FIRST FLOOR

LANDING with window to side, loft access hatch, built in cupboard with slatted wood shelving, doors to

BEDROOM 1 13' 3" x 8' 11" (4.04m x 2.72m) with window to rear with views to the grassed play area, window to front, built in wardrobes and shelving to one wall, radiator.

BEDROOM 2 10' 9" x 8' 3" (3.28m x 2.51m) with window to front, radiator, double doors to built in wardrobe cupboard.

BEDROOM 3 10' 5" x 13' 6" (3.18m x 4.11m) with window to rear with views to garden, radiator, door to built in storage cupboard.

BEDROOM 4 8' 4" x 8' 0" (2.54m x 2.44m) with window to front, radiator.

SHOWER ROOM good sized shower room with window to rear, large contemporary shower cubicle with chrome shower unit, wc, wash handbasin, radiator, part tiled walls, extractor fan.

SEPARATE WC with wc, radiator, part tiled walls.

OUTSIDE Driveway parking to front for two vehicles. Timber double doors to

GARAGE/STORAGE AREA 16' 8" x 9' 7" (5.08m x 2.92m) timber framed with roof light, power and lighting, window and part glazed door to kitchen.

Attractive 30'x 21' approx. rear garden offering a high degree of privacy and backing onto a grassed play area. Covered paved area adjacent to the rear of the property leading onto a lawn with brick edged flower and shrub borders, outside light and tap. Hardstanding area to the front of the garage (used for storage). Timber gate to side.

SERVICES All mains services.

TENURE The property is Freehold.

COUNCIL TAX Band D



VIEWING By arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	71
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.e-caj.com		



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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Ground Floor - Building 1

Approximate total area⁽¹⁾
1347.38 ft²
125.18 m²



Floor 1 - Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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