



126 sqm / 1361 sqft

380 sqm / 0.09 acre

Semi detached

4 beds, 2 recep, 1.5 bath

Off road parking

1930s freehold

EPC - C / 70

Council tax band - D

Lichfield Road

An attractive, bay fronted home, set in a pleasant leafy road, within easy reach of the city and the Addenbrookes Campus. The property has been significantly extended and now provides 126sqm (1361sqft) of well planned accommodation, and has a south east facing garden and off road



Guide Price
£690,000



Approached over the front garden, the front door is set within a small open porch which provides protection from the elements as you go in. The entrance hall is welcoming and has the staircase leading up to the first floor with a built in cupboard under, and there is a cloakroom off.

The property has two reception rooms, a cosy bay windowed room to the front with a tiled fireplace and a larger living room to the rear that has patio doors leading out to the garden and a roof light which floods the room with natural light. The adjacent kitchen/dining room is laid out in two defined areas and has a ceramic tiled floor. The kitchen area is fitted with a range of floor and wall mounted cabinets, there is a built in double oven, a gas hob with extractor over, and integrated dishwasher. The dining space is generously proportioned and has patio doors providing views over the garden and access out. The utility room is off the kitchen and provides space and plumbing for the washing machine and further appliance space, there is also a door out to the garden.

On the first floor the landing opens to four good bedrooms and a family bathroom, fitted with a bath with shower over, w.c and hand-basin. There is an attractive double bedroom to the front with a bay window, and a two further double bedrooms overlooking the rear garden, one of which benefits from a

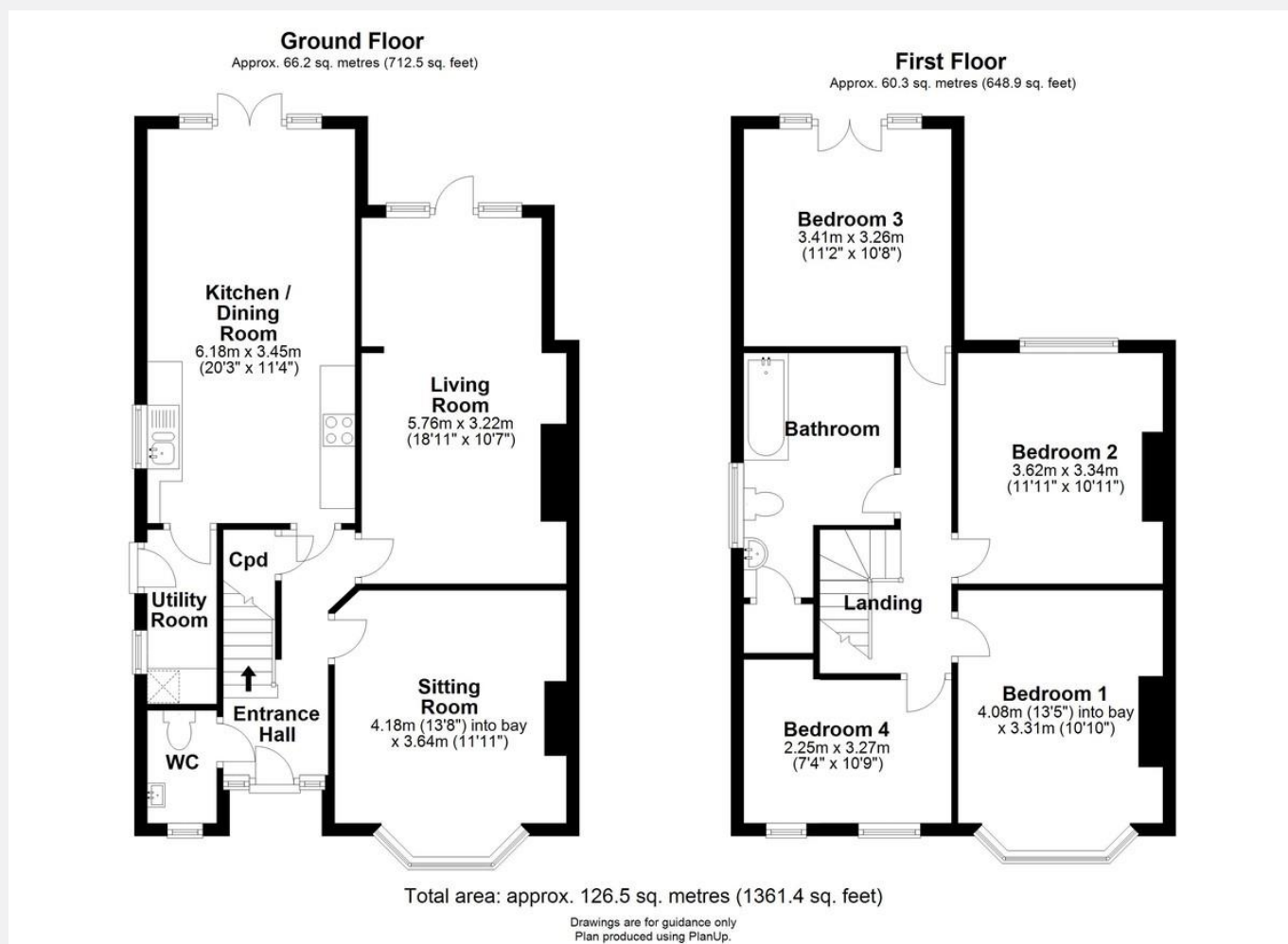
Juliette balcony. The fourth bedroom is a large single and has views over the front.

Outside, the rear garden enjoys a south easterly aspect and is laid to lawn with mature shrub hedging and a patio adjacent to the house. There is a pedestrian path that leads from the rear garden to the front.



Ground Floor:
66 sqm / 712 sqft

First Floor:
60 sqm / 648 sqft



Total area:
Approx. 126 sq m
(1,361 sq ft)



Lichfield Road runs between Coleridge Road and Cherry Hinton Road, which in turn takes you from the city all the way to the village of Cherry Hinton. The road itself has an excellent range of facilities including nearby doctors and dentists surgeries, restaurants and take aways.

Cambridge Leisure Park is also a short stroll away with its superb range of restaurants, gym, cinema and express super markets, whilst Mill Road, one of the country's top 50 suburbs with its cosmopolitan shops, delis and restaurants is about a 5 minute bike ride away and both Addenbrooke's Hospital and Cambridge Train Station are about a ten minute cycle away.

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