



47 Roseford Road, Cambridge CB4 2HA
Guide Price £700,000 Freehold



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01223 323130

AN IMPRESSIVE FOUR-BEDROOM 1930S DETACHED FAMILY HOME OF APPROXIMATELY 2125SQFT SET IN THIS HIGHLY REGARDED NORTH CITY LOCATION

Sitting room • dining room • entrance hall • study • kitchen • utility room • w/c • family room • four bedrooms • bathroom • large front and rear garden • driveway parking • gas central heating • double glazing • EPC - D

Set in this low traffic area this large detached family home has versatile living accommodation arranged over two floors. On the ground floor there is a small porch with useful coat cupboard and an entrance hall. The dining room, to the front, has a large open fireplace as a focal point with stripped pine floors and is dual aspect with a bay window to the front and a glass door to the side. The sitting room, to the rear, is a good size and also dual aspect with a glass door opening into the rear garden and a large bay window to the side. The study is occasionally used as a fifth bedroom and has been extended to create a useful shower room. This extension extends through into the kitchen to create a useful pantry area and cloakroom, the kitchen has been fitted with a range of wall and base units which allow space and plumbing for freestanding appliances. To the rear of the property a further extension has added a large utility room and bright and airy family room. The large family room has glass sliding doors which open out to the rear garden as well as windows to two aspects and parquet flooring. On the first floor there are four bedrooms and a family bathroom. Bedroom one and two are both a particularly good size and both have bay windows. The third bedroom is also a very good size and has a built-in wardrobe. Also, on the first floor is the recently updated family bathroom and fourth bedroom which is currently used as a study.

Outside the property are the large front and rear gardens. The large front garden is partially enclosed behind low level fencing and hedging and provides driveway parking for multiple vehicles. Gated pedestrian access allows access to the large rear garden. This is mostly laid to lawn with a range of trees and shrubs to it's borders. There is also a large store and two patio areas.

Key Features

Substantial detached family home
Large front and rear gardens
Opportunity to modernise and extend (subject to usual consents)
Driveway parking for multiple vehicles
Easy access to Cambridge city centre and A14

Location

Roseford Road is situated to the north of the City centre just off Histon Road which is well placed for access to the A14 and major commuter routes. There is local shopping on both Carlton Way and Histon Road with schooling for all age groups in the area.

TENURE

Freehold

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

Cambridge City Council
Cambridgeshire County Council

7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ

FIXTURES AND FITTINGS

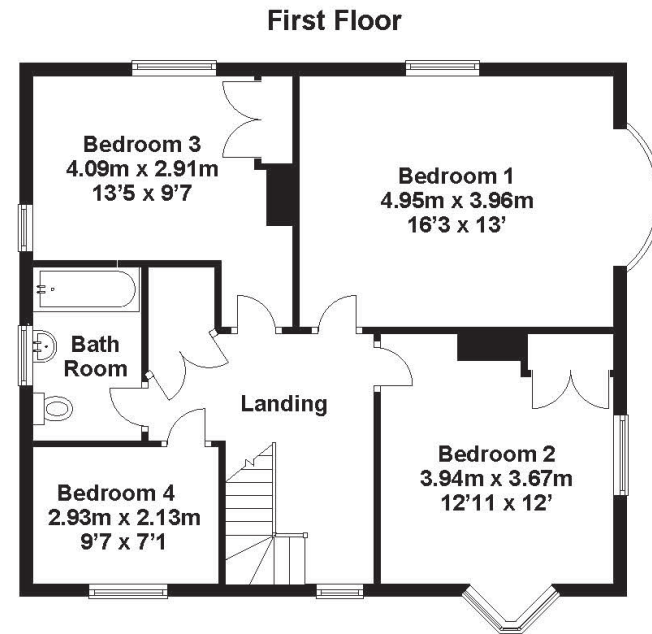
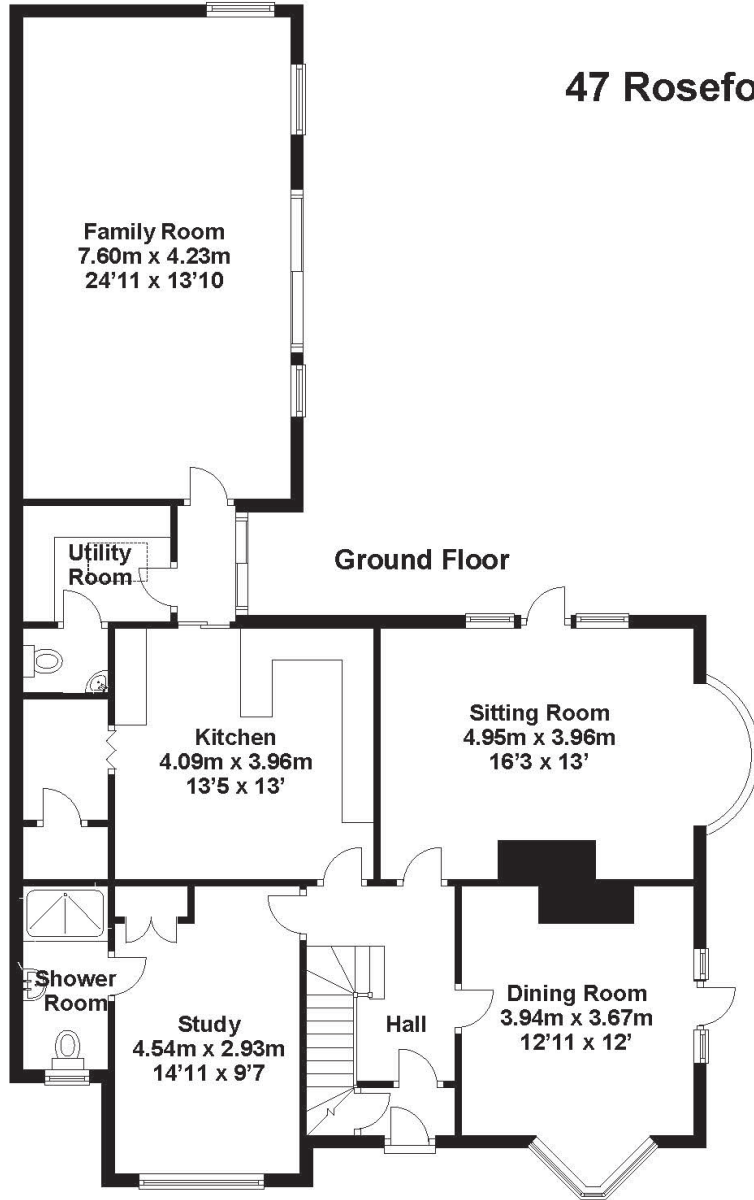
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



47 Roseford Road, Cambridge



Approx. gross internal floor area 198 sqm (2125 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

