



7 CONWAY CLOSE, CHERRY HINTON, CAMBRIDGE, CB1 9LY

Offers In Region Of £675,000

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A smartly presented, extended and much improved modern detached family residence situated in this highly regarded residential area on the Southern outskirts of the City offering excellent access to Addenbrookes Hospital



The residence stands detached of mainly brick facing elevations under a pitched and tiled roof. The property enjoys a two storey extension and loft conversion, courtesy of current owners and now offers spacious and well planned accommodation including four double bedrooms plus a study with fitted working areas. The ground floor accommodation is perfect for entertaining with the generous living room opening onto the extended dining room and then onto the smartly fitted kitchen with built in appliances. In detail the accommodation comprises;

- * **Extended detached house**
- * **Four/Five bedrooms**
- * **Kitchen/Breakfast room**
- * **Separate dining room**
 - * **Living Room**
 - * **Study**
 - * **Utility Room**
 - * **Gardens**
- * **Double garage and driveway parking**
- * **Viewing Recommended**

Cherry Hinton is a village situated on the south eastern outskirts of the City, approx. 3 miles from the central area. Conveniently located for access to Addenbrooke's Hospital, being approx. 2 miles distant, there is a good selection of shops within the village, together with schooling for all age groups in the vicinity. In addition, Cherry Hinton Hall Park is located just off Cherry Hinton Road.

frosted double glazed door and side panel to;

RECEPTION HALL - with stairs to floor, useful under stairs storage area, thermostat, radiator.

CLOAKROOM - with low level WC (concealed cistern), wash basin with cupboard below, velux roof light, heated towel rail.

KITCHEN/BREAKFAST ROOM - with single drainer stainless steel sink unit, cupboard below. A further range of matching wall, floor and drawer units with working surfaces and tiling to splashback areas. Island with breakfast bar, cupboards and wine cooler below. Fitted appliances including fridge/freezer, dishwasher, Bosch five ring gas hob with stainless steel chimney cooker hood above, Bosch electric double oven. Ceramic tiled floor, inset ceiling spotlights, double glazed windows and door to rear, radiator and opening to;

DINING ROOM - with two sets of double glazed French doors to rear garden, two radiators and opening to;

LIVING ROOM - with gas real effect fire, attractive "Adams" style surround, double glazed oriel window to front elevation, television point, two wall light points and two radiators.

UTILITY ROOM - with single drainer stainless steel sink unit, cupboard below, further floor units with working surfaces and tiling to splashback areas, plumbing for washing machine, gas fired boiler serving the heating and hot water systems, ceramic tiled floor, double glazed window and door to rear.

FIRST FLOOR LANDING - frosted double glazed window to front elevation, airing cupboard housing lagged hot water cylinder, door to inner hallway.

BEDROOM 1 - with wood laminate flooring, built in wardrobes, double glazed window to rear garden, radiator, door to;

ENSUITE - with low level WC (concealed cistern), wash basin with cupboard below, shower cubicle with aqualisa shower over. Ceramic tiled floor, heated towel rail and frosted double glazed window to side elevation.

BEDROOM 2 - with double glazed window to side elevation, radiator.

BATHROOM - with suite comprising low level WC (concealed cistern), wash basin with cupboard below, "P" shaped bath with aqualisa shower over and curved screen. Frosted double glazed window to front elevation, fully tiled walls, extractor fan, ceramic tiled floor and heated towel rail.

INNER LANDING - with stairs to loft conversion, double glazed window to rear elevation.

BEDROOM 3 - with vaulted ceiling, double glazed window to rear elevation, radiator.

SECOND FLOOR LANDING - with velux roof light.

BEDROOM 4 - with velux roof lights to front and rear elevations, fitted wardrobes, radiator.

STUDY - with fitted desks, cupboards and drawers below, velux roof light to rear elevation, cupboard with water tank.

GENERAL DESCRIPTION - OUTSIDE

The front garden is laid mainly to lawn with trees and shrubs.

Driveway providing parking and access to;

DOUBLE GARAGE - with twin up and over doors, frosted window to front elevation, power and light connected.

REAR GARDEN - is laid to lawn with a brick block pavior patio, trees, shrubs and flowering borders, outside tap, light and gated access.

Council Tax Band E - 2019/2020 2203.67 - Cambridge City Council

EPC awaited



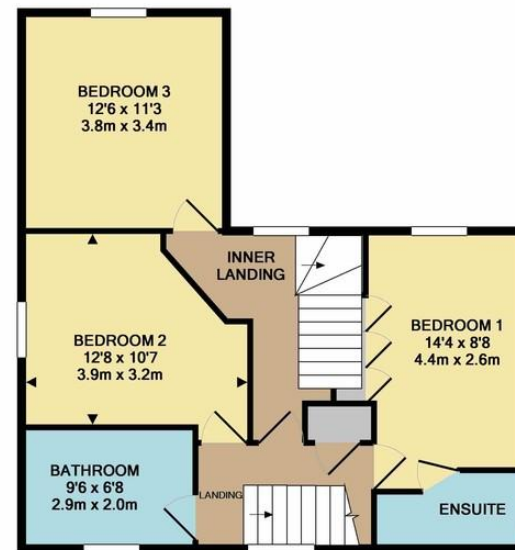
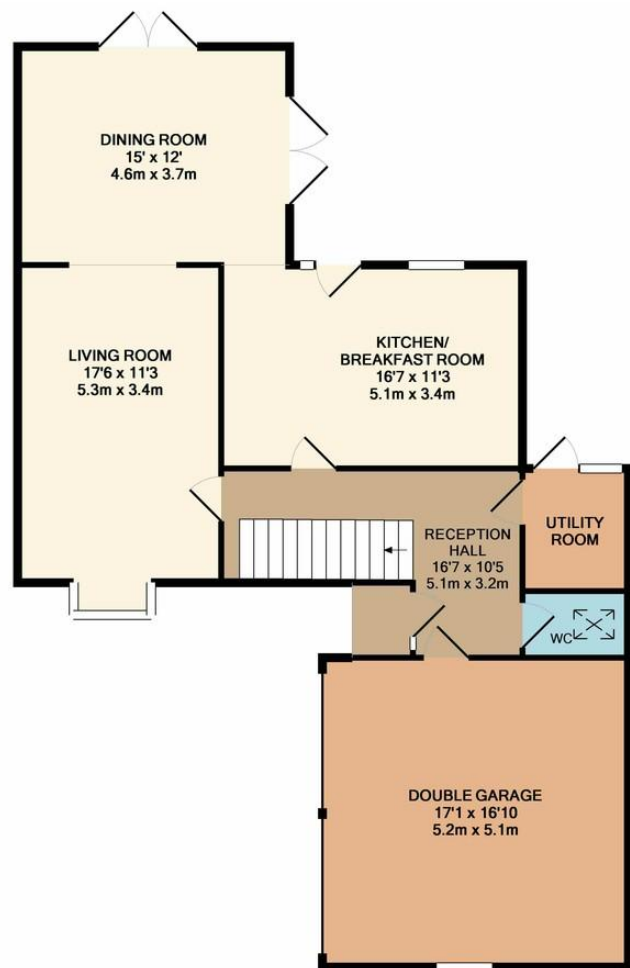
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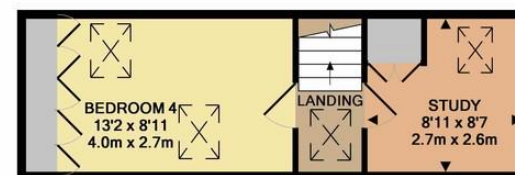
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1ST FLOOR



2ND FLOOR

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