



29 Fennec Close, Cherry Hinton, Cambridge, CB1 9GG

£500,000 Freehold



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A MODERN FOUR BEDROOM DETACHED HOUSE OCCUPYING A CORNER PLOT POSITION WITHIN A PLEASANT CUL-DE-SAC CLOSE TO CHERRY HINTON HIGH STREET AND ADDENBROOKE'S HOSPITAL. NO ONWARD CHAIN

Four bedrooms • en suite to master bedroom • sitting room • dining room • playroom • kitchen • utility room • WC • family bathroom • driveway parking • front and rear gardens

Occupying a corner position within a quiet modern cul-de-sac of detached properties, this double-fronted detached house provides excellent family accommodation in good decorative order, benefiting from a garage conversion which has created additional and flexible living space. The entrance hall leads to the bright sitting room which has a large box bay window and feature fireplace. The dining room has access to the rear garden through sliding glazed doors and opens into the sitting room. The modern kitchen has an extensive range of eye level units, base units and drawers, solid wood worktops and tiled flooring. A play room with built-in storage cupboard, utility room with plumbing and additional base storage units and WC complete the ground floor accommodation. Upstairs, the first floor landing leads to the family bathroom and four bedrooms. The master bedroom with box bay window provides built-in double wardrobes and refitted en suite shower room. Outside, the front garden is part lawned with shrubs and there is driveway parking for two vehicles. Gated access leads to the enclosed rear garden with patio area and lawn with wide gravelled borders with various shrubs and small trees. There are two useful storage sheds.

KEY FEATURES

Detached modern family house
Garage conversion to attractive playroom
En suite shower room
Corner plot cul-de-sac position
Easy access to Addenbrooke's Hospital and Arm
Good schools & facilities close by

LOCATION

Cherry Hinton is a well serviced village within the Cambridge City boundary and conveniently located just three miles south east of the City centre and three miles from Addenbrooke's Hospital, the Cambridge Biomedical Campus and Cambridge mainline railway station. 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.

AGENTS NOTES

Gas radiator central heating system
Council tax band - E

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

South Cambridgeshire District Council
Cambridgeshire County Council

FIXTURES AND FITTINGS

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

VIEWING

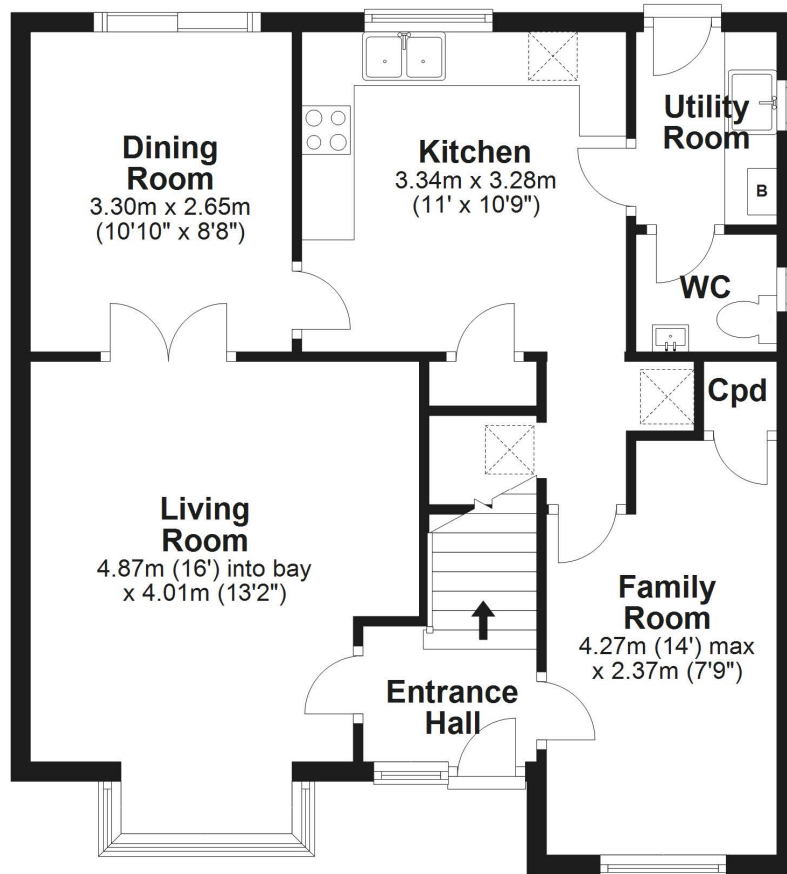
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

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



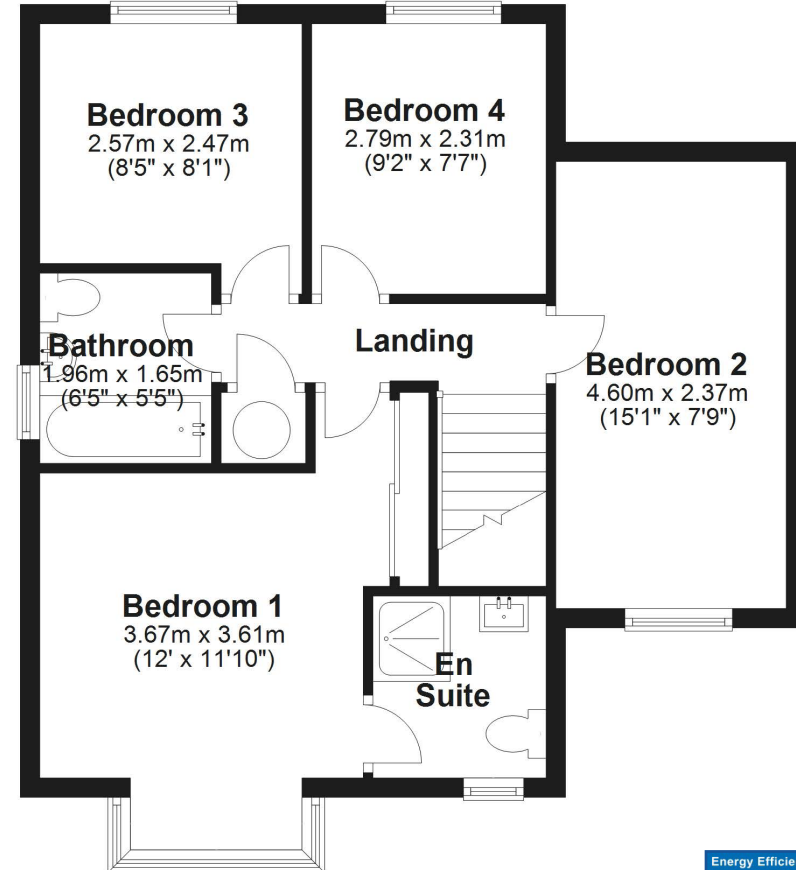
Ground Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.4 sq. feet)



Total area: approx. 113.0 sq. metres (1216.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

