



Coleridge Road, Cambridge, CB1 3PR



pocock & shaw

Residential sales, lettings & management

130 Coleridge Road
Cambridge
CB1 3PR

An extended three storey 4 bedroom family house with much style and character in a convenient and popular location off Cherry Hinton Road.

- Sitting Room
- Study
- Modern kitchen
- 16' x 12' family/dining room
- 3 first floor bedrooms
- Bathroom
- Second floor principal bedroom
- Ensuite shower room
- Studio/home office
- Attractive garden & parking

Offers around £695,000



Coleridge Road is situated off Cherry Hinton Road less than 1.5 miles south of the city centre. There are excellent local facilities in the area including restaurants, cinema, 24 hour gymnasium, a Tesco and a Sainsburys. Balzanos Italian delicatessen, bakery and café is also nearby as is Coleridge Recreation ground, with children's play area, tennis courts, and room for exercising your dog. The location is also handy for the Mill Road shops. Many of the city's renowned schools are close by including Hills Road Sixth Form College and The Perse. The railway station is just over half a mile away and Addenbrookes Hospital is readily accessible.

Originally built around 1950 of concrete Easiform construction, the house has, within the last 5 or 6 years, been transformed by the addition of a well designed loft conversion as well as an impressive 16ft x 12ft family/dining room with full volume vaulted ceiling and wide bi-fold doors which open to the attractive garden at the bottom of which is a studio/home office. The property now provides spacious family accommodation with great style and character equipped with high quality double glazing and gas central heating.

ENTRANCE HALL 12' 5" x 6' 0" (3.78m x 1.83m) with stone tiled floor, stairs with cupboard below and radiator

FRONT SITTING ROOM 14' 4" into bay x 12' 7" (4.37m x 3.84m) with wood burning stove, bookshelves and cupboards, radiator, bamboo flooring and door to

STUDY 10' 3" x 9' 0" (3.12m x 2.74m) with bamboo flooring, radiator and double glazed double doors to

DINING/FAMILY ROOM 15' 10" x 12' 1" (4.83m x 3.68m) with full volume vaulted ceiling with roof lights, spotlighting, oak flooring with underfloor heating, range of tall storage cupboards including housing for freezer, full width triple glazed bi-fold doors to the garden and opening to

KITCHEN AREA 10' 10" x 9' 7" (3.3m x 2.92m) well fitted with hand built range of cupboards, hardwood worksurfaces including a breakfast bar, integrated washing machine and dishwasher, contemporary Rangemaster cooker with induction hob, shelving, gas boiler, stone tiled floor and dog flap.

FIRST FLOOR

LANDING with well designed wide staircase to second floor

FRONT BEDROOM 2 13' 3" x 10' 4" (4.04m x 3.15m) with built in cupboard and radiator.

REAR BEDROOM 3 11' 2" x 12' 1" (3.4m x 3.68m) with radiator and cupboard.

FRONT BEDROOM 4 8' 3" x 8' 3" (2.51m x 2.51m) with shelving and radiator.

BATHROOM with classic high back roll top bath with ball & claw feet, shower over bath, hand basin, wc, radiator and cupboard with hot water cylinder.

SECOND FLOOR

LANDING with velux roof light and door to

BEDROOM 1 17' 1" x 12' 0" (5.21m x 3.66m) with rear window and Velux roof light, bamboo flooring, built in cupboard, radiator, eaves storage with sliding door and door to

ENSUITE SHOWER ROOM with shower cubicle, wc, handbasin, radiator/towel rail and window with frosted glass.

OUTSIDE

Front garden with lawn, ornamental trees and driveway parking for two cars behind gates.

Side area with wood store, store and wc.

Very attractive fully enclosed rear garden with trees, shrubs, wildlife pond, stone paved patio and path leading to

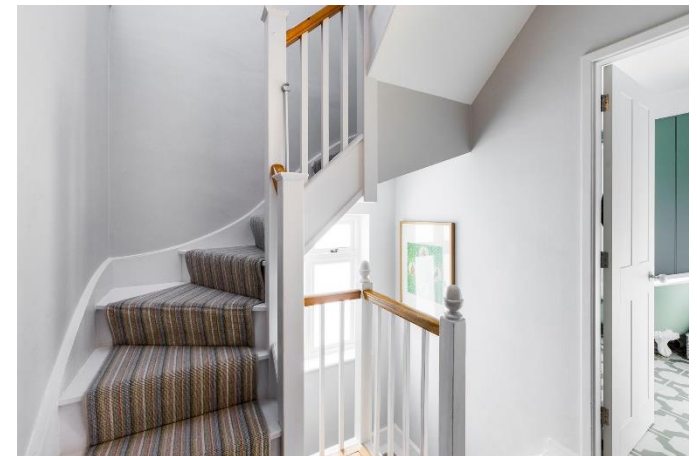
STUDIO/HOME OFFICE 17' 5" x 11' 4" (5.31m x 3.45m) with lighting, power and telephone connection.

SERVICES All main services

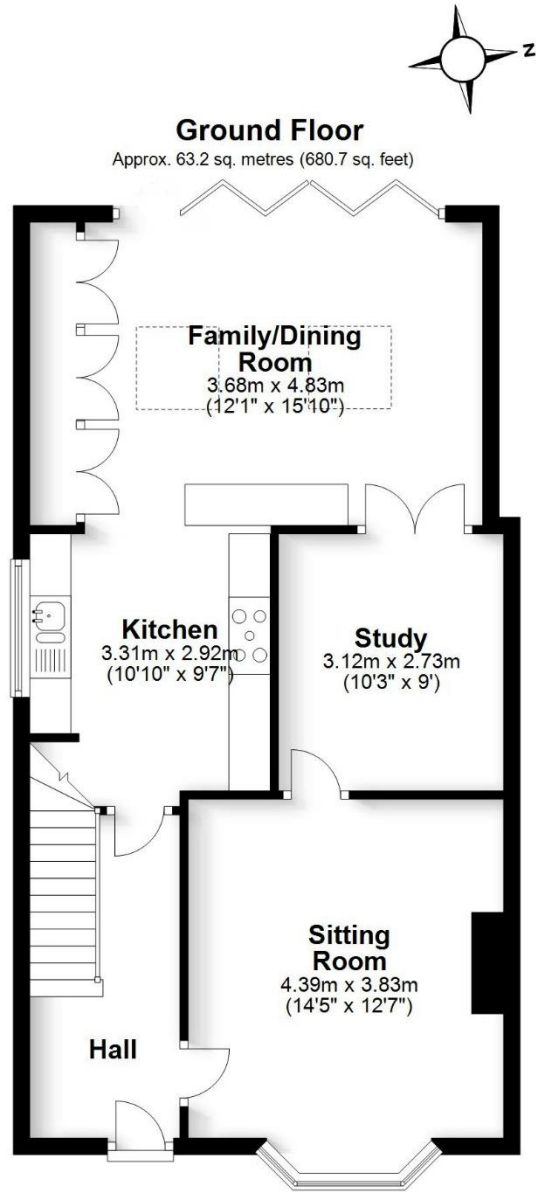
TENURE The property is freehold.

COUNCIL TAX BAND D

VIEWING By arrangement with Pocock & Shaw

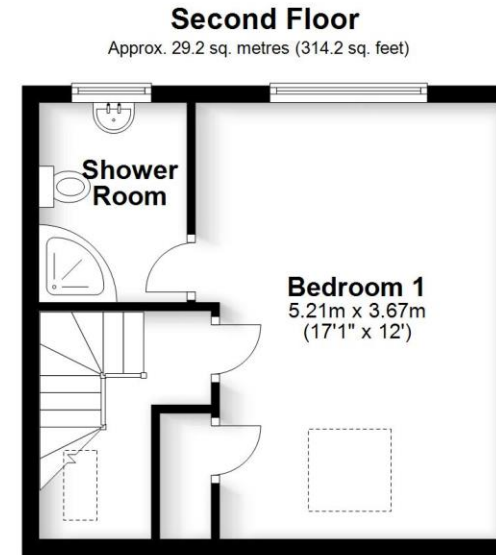
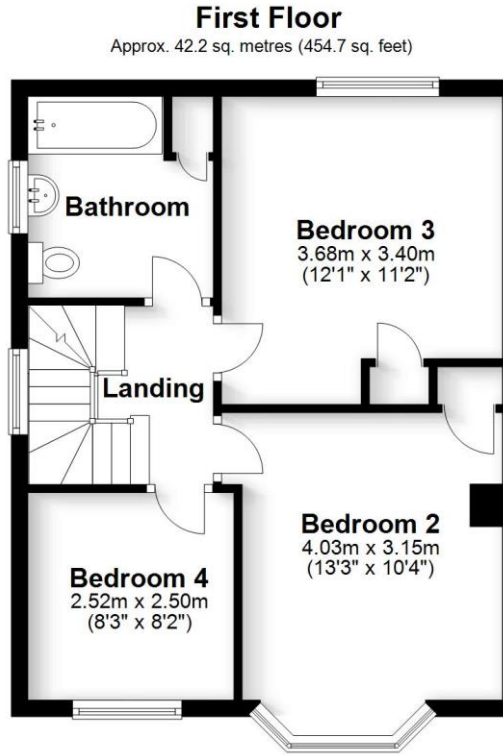






Total floor area
Approx. 134.6 sq. metres (1,449 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	62
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.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