



GLEBE ROAD, CAMBRIDGE, CB1 7TA

- Cambridge City Centre - approx. 1.1 miles
- Cambridge Railway Station - approx. 1 mile
- Addenbrookes Hospital - approx. 0.6 mile

In excess of 3,300 sq.ft of accommodation • Impressively presented throughout • Studio/annexe potential • Five double sized bedrooms • Five bathrooms • Three reception rooms • EPC rating C

DESCRIPTION

The property offers ample versatility and generous size throughout including an entrance hall, a large sitting room, kitchen/dining room, utility room, a study, cloakroom, five double sized bedrooms and four bathrooms. In addition to that, the garage block offers further accommodation comprising a large room ideal for a home office or a further bedroom and a further shower room; the double garage beneath is positioned beside the large driveway. The rear garden is well-presented and is south-easterly facing.

GROUND FLOOR

Entering into the entrance hall with an open-ceiling to the first floor galleried landing. The oak and glass staircase rises to the first floor. The cloakroom and study are positioned to the left, with internal French doors to the right leading to the large sitting room, which enjoys oak flooring and bi-folding doors leading to the rear garden terrace. The kitchen/dining room boasts a stylishly fitted kitchen with fitted units and stone worktops with an inset sink. The integrated appliances include a double oven, hob and dishwasher. Ample dining space and French doors opening to the rear garden. The final room is the utility room positioned off the kitchen with plumbing for appliances and a side external door.

AN IDYLICALLY POSITIONED, WELL-PRESENTED AND PARTICULARLY SPACIOUS FIVE/SIX BEDROOM DETACHED HOUSE OFFERING IN EXCESS OF 3,300 SQ.FT OF ACCOMMODATION.







FIRST FLOOR

Stairs rising from the ground floor, with stairs too leading to the top floor. The oak and glass staircase is particularly impressive making the landing an inviting and enjoyable space. The four double sized bedrooms all enjoy air-conditioning, with two of which offering ensuite shower rooms, both being recently improved and extensively tiled with shower cubicles, heated towel rails, WCs and wash hand basins. The main bathroom enjoys a bath, wash hand basin, WC and heated towel rail.

SECOND FLOOR

Offering a particularly large bedroom with four Velux windows, air-conditioning and an ensuite, that's extensively tiled with a shower cubicle, a freestanding bath, wash hand basin, heated towel rail and WC.

FURTHER ACCOMMODATION

The garage block also offers further extensive accommodation: entering into a ground floor entrance hall that offers integral access to the garaging, as well as to the shower room. The stairs rise to the first floor where there is a landing and a large room, ideal for home working or additional guest space.

OUTSIDE

The property is approached via the shared gravelled track that in turn leads to the paved driveway providing ample parking and access to the detached double garage/further accommodation. The rear garden is south-easterly facing and predominately lawned with a paved terrace.

LOCATION

Glebe Road is situated just off Hills Road in a highly sought after convenient south city location. There are a wide range of local amenities nearby including restaurants, multiplex cinema, the Cambridge Junction music/theatre venue with Addenbrooke's Hospital also nearby.



The property falls within the catchment area for excellent state schools; and two leading sixth form colleges. The independent Perse and Leys schools, Homerton College and Cambridge University Faculty of Education are within easy reach.

ADDITIONAL INFORMATION

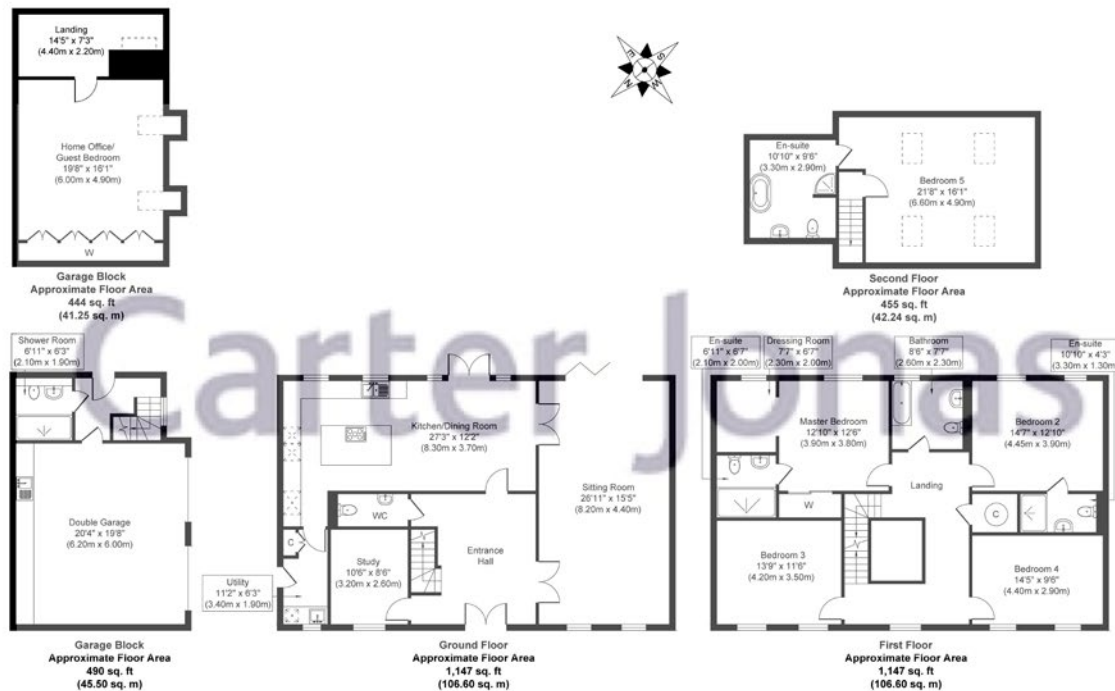
Tenure: Freehold

Services: Gas central heating, mains electricity, water & drainage

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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