



Pearl Close, Cambridge
CB4 1QD

Pocock + Shaw

4 Pearl Close
Cambridge
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A substantial three bedroom residence with very well-proportioned accommodation arranged over three floors forming part of a well regarded development with easy access into the city centre, science parks and the new Cambridge North railway station

- Spacious modern house
- Sought after development
- Easy access to City centre
- Convenient for Science park and Cambridge North rail station
- Spacious Living Room
- Fitted kitchen with built in appliances
- Enclosed rear garden
- Off road parking space
- No upward chain
- Viewing highly recommended

Guide Price £620,000



A substantial three bedroom residence with very well-proportioned accommodation arranged over three floors forming part of a well regarded development with easy access into the city centre, science parks and the new Cambridge North railway station

Pearl Close is an attractive and relatively small development located off Union Lane in the heart of Chesterton. With many local amenities the property is well situated lying just north of the city centre and is well placed for access to the central area, (one mile from the city centre), the Cambridge Science Parks and the A14/M11, as well as the recently opened Cambridge North mainline railway station. There are a range of good shopping facilities nearby as well as a good bus service into the city centre and riverside walks.

The property offers particularly spacious and well-proportioned accommodation, arranged over three floors. Of particular note is the large sitting room with fireplace and feature electric fire, the comprehensively fitted kitchen, the spacious hallway and landings, the generous sized bedrooms -two with en suite shower rooms. Externally, the property benefits from an off road parking space and a landscaped rear garden including a timber decked patio area.

Agents note. The internal images shown on the brochure are photos taken prior to the current tenants taking up occupancy. The external photos were taken in May 2024

Offered with no upward chain, the accommodation in detail comprises;

Covered porch with part glazed door to

Reception hallway with stairs to first floor, radiator, laminate wood flooring, doors to

Utility room/WC 5'6" x 5'6" (1.68 m x 1.67 m) with window to front, WC, wash handbasin with tiled splashbacks and shaver point over, built in work top with shelving over, tiled splashbacks, plumbing and space for washing machine and under counter fridge/freezer, extractor fan, ceramic tiled flooring.

Fitted kitchen 10'3" x 9'10" (3.12 m x 3.00 m) with part glazed door and window to rear, good range of fitted wall and base units with under unit lighting, built in four ring stainless steel gas hob with electric double oven below, dishwasher, integrated fridge/freezer, one and a quarter bowl stainless steel sink unit and drainer, radiator, recessed ceiling spotlights, ceramic tiled flooring, door to

Sitting/dining room 23'11" x 12'2" (7.29 m x 3.71 m) with double glazed window to front, double glazed French doors to rear, timber decked patio area, two radiators, fireplace with stone hearth, inset electric fire and stone slips, coving, timber flooring.

First Floor

Spacious landing with stairs to first floor, deep airing cupboard with gas central heating boiler and pressurised cylinder, doors to

Bedroom 2 13'0" x 12'2" (3.96 m x 3.71 m) with window to front, radiator, built in wardrobes to part of one wall, door to

En suite shower room with two windows to front, large fully enclosed and tiled shower cubicle with chrome shower unit, extractor fan, WC, wash handbasin with mirror over, part tiled walls, shaver point.

Bedroom 3 12'3" x 10'4" (3.73 m x 3.15 m) with window to rear, radiator.

Bathroom with window to rear, panelled bath with part tiled surround, glass shower screen, mixer taps and shower attachment over, wash handbasin with mirror over, WC, radiator, part tiled walls, shaver point, extractor fan.

Second Floor

Large galleried landing area 12'1" x 9'10" (3.69 m x 3.00 m) with window to front, built in desk area, radiator, ceiling mounted spotlight unit, door to



Bedroom 1 17'9" x 12'5" (5.42 m x 3.78 m) large bedroom with window to front, loft access hatch, built in wardrobes to one wall, two radiators, door to

Large en suite shower room 9'10" x 8'10" (2.99 m x 2.69 m) with window to rear, large fully tiled and enclosed shower cubicle with chrome shower unit, wash handbasin, WC, radiator, extractor fan.

Outside Small front garden area with slate chippings and shrubs set behind wrought iron railings. Outside light.

8.1m x 4.95m (widening to 7.54m) landscaped rear garden with timber decked area adjacent to the rear of house leading onto a small lawn, shrub borders, timber shed, path to rear pedestrian gate, outside light and leading onto parking space for one vehicle.

Services All mains services.

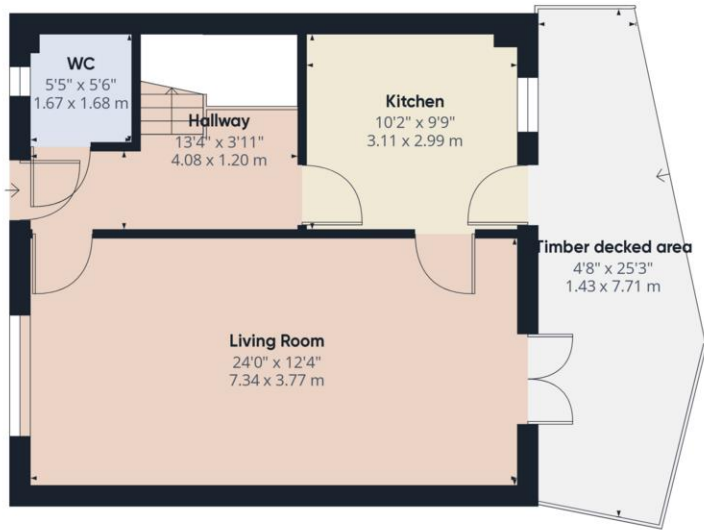
Tenure The property is Freehold.

Council tax Band F

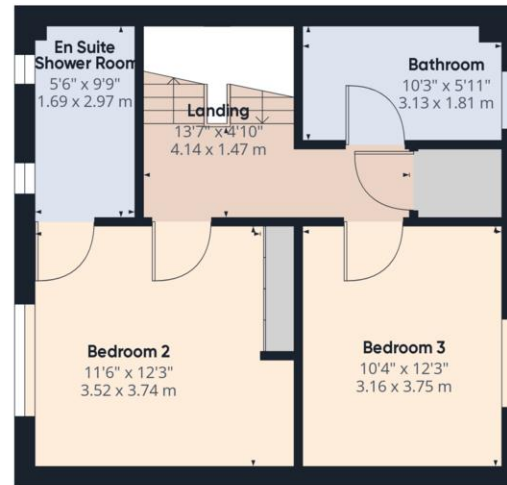
Viewing By Arrangement with Pocock & Shaw



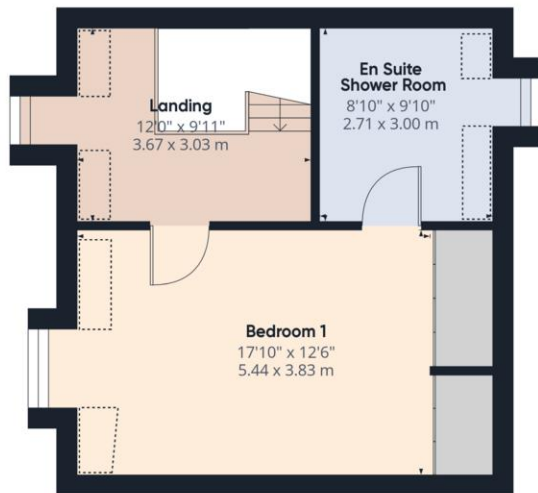
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1521.37 ft²

141.34 m²

Reduced headroom

34.74 ft²

3.23 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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

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