



Badminton Close, Cambridge
CB4 3NW

Pocock + Shaw

19 Badminton Close
Cambridge
Cambridgeshire
CB4 3NW

A spacious three bedroom detached family home enjoying a corner cul de sac position, offering flexible accommodation and scope for further extension in this popular neighbourhood situated just off Histon Road.

- Extended link-detached family house
- Corner of cul de sac position
- Versatile accommodation
- Scope for further extension/ re-modelling
- Gas central heating and double glazing
- Driveway parking for 3-4 vehicles
- Delightful rear garden
- No upward chain

Guide Price £595,000



Badminton Close is located just off Histon Road and is part of a very popular, private residential development with excellent local facilities.

The property is within the catchment area for the popular local Mayfield primary school and Chesterton Community College (Ofsted rated as 'outstanding'), with further independent schooling available in Cambridge City centre. There is easy access from the property onto the region's main commuter routes as well as into the city centre or peripheral areas such as the Science and Business Parks. The new Cambridge North train station is just 2 miles away with links to London King's Cross and London Liverpool Street.

Built 50-60 years ago, this detached family property has been extended and offers further scope to enlarge/ remodel. Enjoying a tucked away cul de sac position the property offers flexible accommodation and enjoys parking for about 4 vehicles to the front driveway as well as a delightful mature rear garden.

AGENTS NOTE: The property sale is subject to a Grant of Probate. Whilst this has been applied for, it is not expected to be granted until sometime in August 2024 and any prospective purchasers would need to take this into account.

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

Ground Floor with glazed door and side panels to

Entrance Porch with part glazed door to

Entrance Hallway with stairs to first floor, radiator, glazed door to sitting room and door to

Cloakroom with window to side, WC with recessed shelf over and concealed cistern, corner wash handbasin, 3/4 tiled walls and tiled flooring.

Sitting room 14'1" x 13'11" (4.28 m x 4.23 m) with bow window to front, stone faced open fireplace with tiled hearth, coving, radiator, opening onto

Dining room 9'9" x 8'4" (2.98 m x 2.54 m) with double glazed patio doors to rear garden, pine tongue and groove panelling to one wall, radiator, LVT flooring, door to large understairs cupboard with consumer unit and meters, door to bedroom 4/further reception room (see later) and door to

Kitchen 10'7" x 8'4" (3.23 m x 2.55 m) with window to rear, comprehensive range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer, space and plumbing for washing machine, space for fridge/freezer, under unit lighting, built in Bosch four ring electric hob with extractor hood over and electric double oven below, cupboard housing the Vaillant gas combination boiler (serviced November 2023), integrated Bosch dishwasher, radiator, ceiling mounted spotlight unit, glazed door to side covered area (see later).

Reception room 14'6" x 8'1" (4.42 m x 2.46 m) with bow window to rear with views to garden, radiator. There is scope to build above this room as we are informed that the existing foundations will support another storey.

Small lobby area with coat hooks and door to

Part covered garage/ further reception room/ bedroom 4 15'8" x 9'2" (4.78 m x 2.79 m) This room could be returned to a garage or made into a further reception room/ bedroom. Double glazed patio doors to front, power and lighting, radiator.

First Floor

Landing with window to side, loft access hatch with pull down ladder, built in overstairs cupboard, doors to

Bedroom 2 10'1" x 11'2" (3.07 m x 3.40 m) with window to front, radiator, built in wardrobes to most of one wall.

Bedroom 1 13'9" x 10'0" (4.19 m x 3.06 m) with window to rear with views to garden, radiator, coving, built in cupboard with slatted wood shelving. Existing wardrobe can remain if desired.



Bedroom 3 10'1" x 6'9" (3.07 m x 2.07 m) with window to rear with views to garden, radiator.

Shower room Recently refitted shower room (2019) with a fully enclosed and tiled cubicle with chrome shower unit and glass sliding screen, window to front, vanity wash handbasin with shelf to side and WC with concealed cistern, chrome heated towel rail, tiled floor with under floor heating.

Outside Side gate to useful covered side area with lighting and power points, leading onto the delightful rear garden with paved patio area adjacent to the rear of the property leading onto a lawn with attractive and well stocked flower and shrub borders. Outside tap, mature flowering cherry tree and two silver birch trees. Further paved seating area to the rear of the garden. Timber shed 2.98m x 2.38m with secure door and window to side. Greenhouse to remain.

Services All mains services.

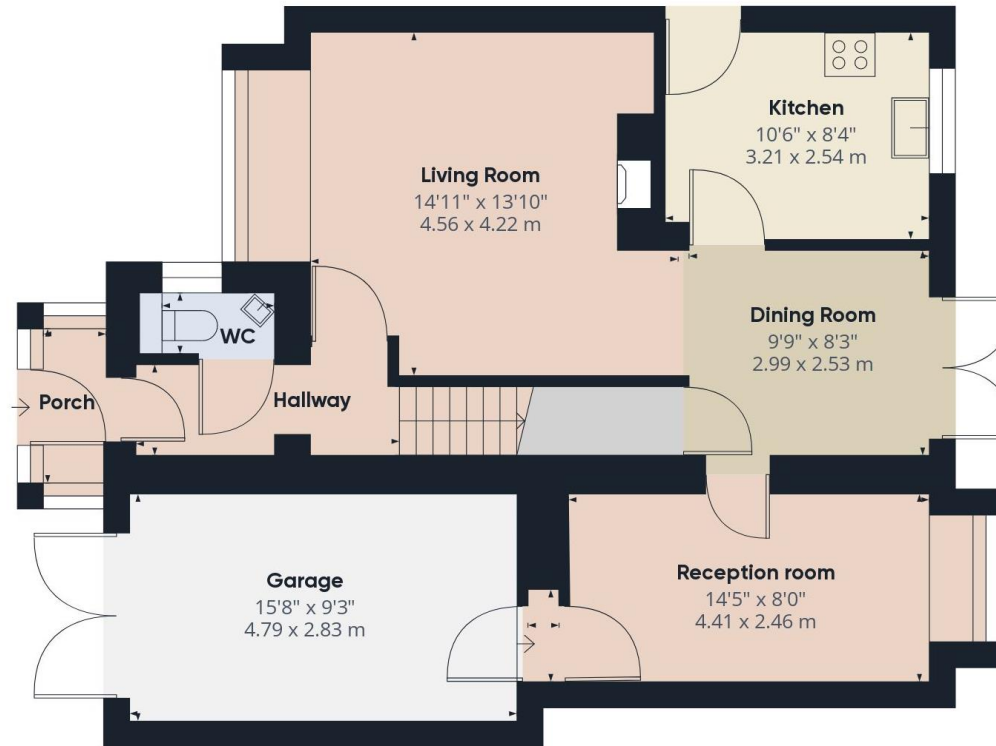
Tenure The property is Freehold.

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw



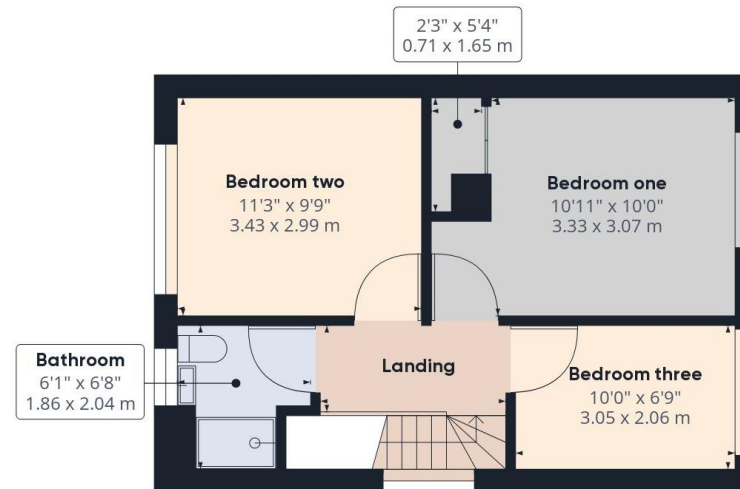
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



Approximate total area

1166.94 ft²

108.41 m²



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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