



Carisbrooke Road, Cambridge
CB4 3LP

Pocock + Shaw

7 Carisbrooke Road
Cambridge
Cambridgeshire
CB4 3LP

A spacious three bedroom detached family home with planning permission to extend in this popular neighbourhood situated just off Histon Road.

- Detached family house
- Planning permission for a two storey extension
- Spacious open plan living space with Amtico flooring
- Cloakroom
- 3 good sized bedrooms
- Spacious bathroom
- Double glazing and gas central heating
- Mature garden with lawn and patio area
- Garage

Guide Price £575,000



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

Carisbrooke Road is in 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 offers well-proportioned accommodation over 2 floors and benefits from planning permission for a two storey extension (reference: 23/00834/HFUL).

Set back from the road with a front garden area, garage and enclosed rear garden, the accommodation in detail comprises;

Ground Floor UPVC part glazed door (new in 2021) and glazed side panels to

Porch with coathooks, brush matting, lighting, glazed side doors to

Entrance hall with stairs to first floor, radiator, under stairs cupboard, LVT flooring.

Cloakroom with window to side, WC, corner wash handbasin with tiled splashback.

Siting area 16'8" x 10'5" (5.07 m x 3.17 m) with window to front, UPVC sliding patio door and glazed panel to rear garden, two radiators, LVT flooring, opening onto

Kitchen/dining area 22'7" x 9'6" (6.88 m x 2.89 m) with excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, space and plumbing for dishwasher, space for fridge/freezer, built in four ring electric hob with stainless steel chimney extractor hood over and electric

oven below, radiator, ceiling mounted spotlight unit, sliding patio door and fixed glazed panel to rear garden, LVT flooring, glazed door to

Side passage with glazed door to front, glazed door to garden, store cupboard, opening onto the attached garage (see later).

First Floor

Landing with window to front (on half landing), loft access hatch with pull-down ladder to part boarded loft, doors to

Bedroom 1 9'5" x 8'10" (2.88 m x 2.70 m) with window to rear, radiator, recessed ceiling spotlights, mirror fronted sliding doors to wardrobe along one wall.

Bedroom 2 12'9" x 10'6" (3.89 m x 3.19 m) with window to front, radiator.

Bedroom 3 13'7" x 9'7" (4.13 m x 2.91 m) with large window to rear with views to garden, radiator.

Bathroom 11'6" x 5'10" (3.51 m x 1.77 m) good sized bathroom with window to side, panelled bath with fully tiled surround, Aqualisa chrome shower unit and glass shower screen over, wash handbasin, WC, heated towel rail, extractor fan, wall mounted Glow Worm Flexcom 30 gas fired central heating boiler.

Outside The property is set back from the road with a lawned front garden area set behind an evergreen hedge, gravelled border with bike racks, side gate with access to rear garden. Driveway parking with off road parking for two vehicles and leading onto

Garage 19'4" x 8'6" (5.89 m x 2.60 m) with aluminium up and over door to front, UPVC double glazed windows to side and rear, vaulted roof area for eaves storage if desired. Space and plumbing for washing machine.

Rear garden 45'11" x 39'4" (14.00 m x 12.00 m) rear garden area with paved patio area adjacent to the rear



of the property leading onto a lawn with flower and shrub borders, apple tree, outside tap.

Services All mains services.

Tenure The property is Freehold

Council tax Band E

Viewing By Arrangement with Pocock & Shaw





Approximate total area

1208.34 ft²
112.26 m²

Reduced headroom

13.16 ft²
1.22 m²

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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