



Crathern Way, Cambridge
CB4 2LZ

Pocock + Shaw

47 Crathern Way
Cambridge
Cambridgeshire
CB4 2LZ

An updated and well presented 3 bedroom terrace house in a quiet traffic-free location, 2 miles north of Cambridge city centre

- L shape sitting/ dining room
- Well fitted kitchen
- Utility area with cloakroom and store
- 3 Bedrooms
- Refitted bathroom
- Gas central heating
- uPVC double glazing
- Solar panels
- Enclosed rear garden with room for parking

Guide Price £385,000



47 Crathern Way stands in a quiet traffic-free terrace of houses fronting onto a pathway and grassed area with vehicular access at the rear. It is situated off Northfield Avenue about 2 miles North of Cambridge City Centre and conveniently located for access to the Science and Business Parks, the A14, Cambridge regional College, Cambridge North train station, schools, bus routes and shops.

The house is well presented and recent improvements include the refitting of kitchen, cloakroom and bathroom and installation of photovoltaic solar panels complete with battery storage. There is also an attractive enclosed and well stocked rear garden.

Directions: From Northfield Ave, turn into Cameron Way then the first right into Wynford way to the small roundabout, 47 Crathern way is in the row straight ahead of you. Park around here and walk round to the house which fronts onto a path and grassed area. What3words: ///obey.unique.ahead

Entrance lobby with uPVC entrance door and glazed door to

Hall with radiator, ceramic tiled floor and staircase with store cupboard below.

Utility area 7'1" x 4'10" (2.17 m x 1.47 m) With tiled floor, radiator, recess with plumbing for washing machine, walk-in store with window and door to:

Cloakroom with WC, hand basin, tubular radiator/towel rail and tiled floor.

Well fitted kitchen 12'5" x 8'5" (3.79 m x 2.57 m) with work surfaces with cupboards and drawers below, inset stainless steel sink unit, tiled surrounds, plumbing for dishwasher, wall cupboards, Stainless steel extractor hood, radiator, larder cupboard, laminate flooring and archway to dining area.

L Shape living room with laminate flooring and coving and comprising:

Sitting area 14'10" x 10'4" (4.51 m x 3.14 m) with 2 wall light points, radiator and double glazed sliding doors to rear garden, and

Dining Area 9'6" x 8'6" (2.89 m x 2.59 m) with radiator and double doors to rear porch and garden.

First floor

Landing with drop-down ladder to roof space.

Rear bedroom 1 14'4" x 9'9" (4.36 m x 2.96 m) with coving and radiator.

Rear bedroom 2 11'2" x 9'2" (3.40 m x 2.80 m) with coving, radiator and built in wardrobe cupboard.

Front bedroom 3 8'4" x 7'9" (2.53 m x 2.35 m) with radiator and cupboard.

Refitted bathroom with bath with thermostatic shower above, shower screen, hand basin with cupboard below, bidet, WC, tubular radiator/towel rail, splashbacks and cupboard housing wall mounted gas boiler.

Outside Small front area with shrubs and hedging.

Attractive enclosed rear garden with paving, borders well stocked with flowers and shrubs, pond, brick built store, greenhouse and paved area suitable for a parking area, double and single gates to Crathern Way.

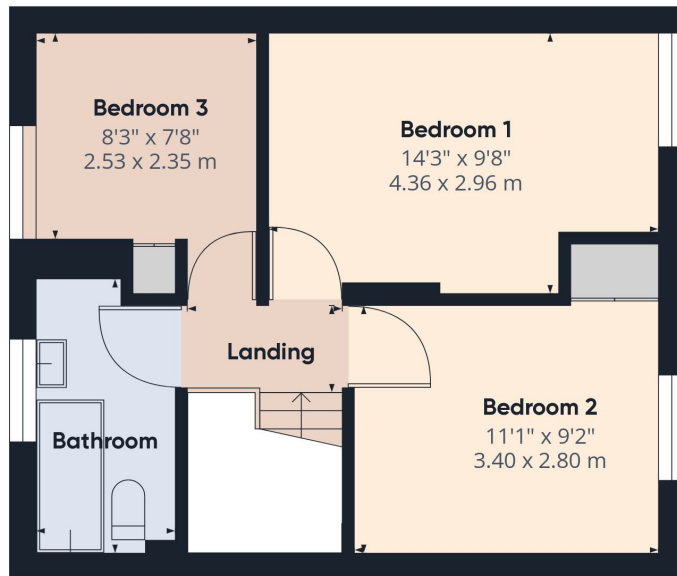
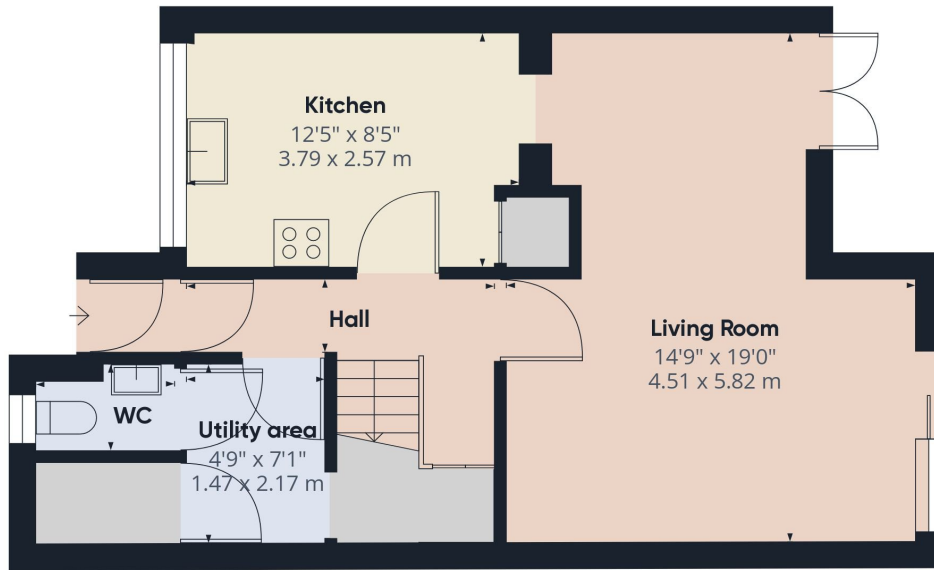
Tenure Freehold

Services All main services

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

889.75 ft²
82.66 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	90	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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