



Lucerne Close, CAMBRIDGE
Guide Price £400,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious living room and separate dining room
- Modern fitted kitchen with garden access
- Off-road parking and single garage
- No onward chain
- Sought-after Cherry Hinton location close to Addenbrooke's and Cambridge city centre

The ground floor offers a spacious and inviting living room, providing an ideal space to relax, entertain and spend time with family. Stairs lead to the first floor, while to the rear of the property a modern fitted kitchen flows seamlessly into a separate dining room, creating a fantastic hub for everyday living and social occasions. French doors provide direct access to the rear garden, bringing the outside in during the warmer months.



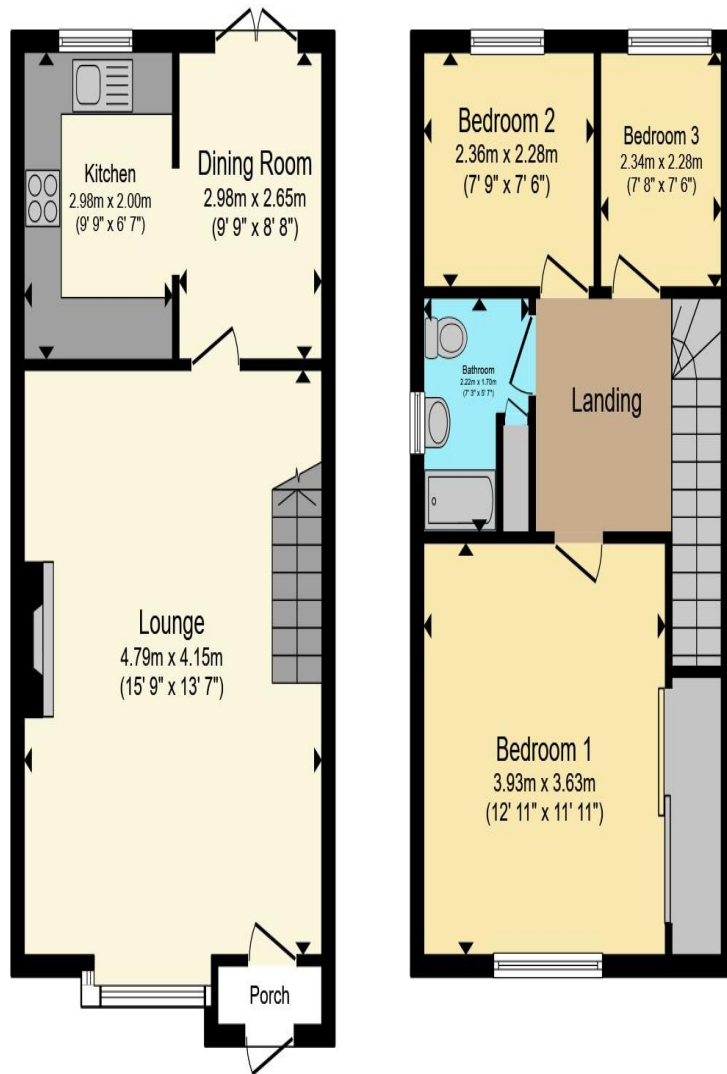
Upstairs, the property boasts three well-proportioned bedrooms, all served by a contemporary family bathroom.

Outside, the enclosed rear garden is predominantly laid to lawn, offering plenty of space for children to play, outdoor dining or simply enjoying the sunshine. To the front, the property benefits from off-road parking, a front garden and a single garage, providing additional storage and secure parking.

Combining generous accommodation, excellent outdoor space and a convenient location, this well-presented home offers an excellent opportunity for families, first-time buyers and downsizers alike. With the added advantage of no onward chain, it is ready for its next owners to move straight into and enjoy.

Cherry Hinton remains one of Cambridge's most popular and established residential areas, offering an excellent blend of convenience, community and connectivity. Located on the eastern side of the city, residents benefit from a wide range of everyday amenities including independent shops, cafés, pubs, restaurants and takeaways, alongside leisure and healthcare facilities.





Ground Floor

First Floor

Total floor area 84.7 m² (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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A Tesco Superstore is also located nearby for larger shopping needs.

The area is particularly attractive to families, with a number of well-regarded primary schools within walking distance, feeding into Netherhall School.

Cherry Hinton is ideally placed for commuters, with Addenbrooke's Hospital and the Biomedical Campus approximately 1.5 miles away, Cambridge Railway Station around 2 miles away and the city centre easily accessible. Excellent transport links include regular bus services, convenient cycle routes and straightforward access to the A14, making travel in and around Cambridge effortless.

Combining strong local amenities, excellent schooling and superb transport connections, Cherry Hinton continues to be a highly desirable location for families, professionals and those seeking a well-connected Cambridge lifestyle.

To view this property call Sharman Quinney on:
01223 844760

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