



Harebell Close, Cherry Hinton, Cambridge
CB1 9YL

Pocock+Shaw

2 Harebell Close
Cherry Hinton
Cambridge
Cambridgeshire
CB1 9YL

A 4 bedroom-detached house enjoying a sought after location in this popular development to the south west of the city.

- 4 Bed Property
- Sort after location
- Good access to Arm, Addenbrookes and City Centre
- Bathroom and en suite shower room
- Sitting room and separate dining room
- Ground floor study
- Gas central heating
- Garage and driveway parking
- Enclosed rear garden
- No upward chain

Guide Price £475,000



Harebell Close is situated off Teasel Way in a development of similar properties close to the Tesco supermarket and with easy access onto the A14/M11 and Addenbrookes' Hospital which is served by a regular bus service.

This well proportioned 4 bedroom house is offered with no upward chain and in detail the accommodation comprises;

Ground Floor with part glazed door to

Entrance lobby with recessed ceiling spotlights, tiled flooring, glazed door to

Entrance hallway with stairs to first floor, understairs cupboard with coat hooks, radiator, laminate wood flooring.

Cloakroom with window to side, WC with concealed cistern, wash handbasin with tiled splashbacks, radiator, ceramic tiled flooring.

Sitting room 14'7" x 11'1" (4.44 m x 3.37 m) with window to front, radiator, laminate wood flooring, glazed double doors to hallway.

Dining room 9'10" x 8'2" (3.00 m x 2.49 m) with glazed patio doors to rear garden, radiator, serving hatch to kitchen, laminate wood flooring.

Kitchen 11'0" x 8'2" (3.36 m x 2.49 m) with part glazed door and window to rear, good range of fitted wall and base units with tiled splashbacks, built in electric hob with extractor hood over, eye level oven and microwave, stainless steel sink unit with mixer taps, Bosch washer/dryer, under counter fridge, radiator.

Study 11'6" x 5'11" (3.50 m x 1.81 m) with window to front, radiator.

First Floor

Landing with window to side, loft access hatch, airing cupboard with lagged hot water tank and slatted wood shelving, laminate wood flooring.

Bedroom 3 10'1" x 8'4" (3.07 m x 2.54 m) with window to rear, radiator.

Bedroom 2 8'4" x 13'0" (2.55 m x 3.96 m) with window to rear, radiator.

Bedroom 4 7'6" x 8'4" (2.29 m x 2.54 m) with window to front, radiator.

Bedroom 1 12'8" x 8'10" (3.87 m x 2.70 m) with window to front, radiator, door to

En suite shower room with window to side, fully tiled and enclosed shower cubicle, wash handbasin with tiled splashback, shaver point, radiator, extractor fan, ceramic tiled flooring.

Family bathroom with window to side, panelled bath with fully tiled surround, glass screen, mixer tap and shower attachment over, WC, wash handbasin with tiled splashback and recessed display shelf over, radiator, extractor fan, shaver point, ceramic tiled flooring.

Outside

Garage 16'5" x 8'3" (5.00 m x 2.51 m) with aluminium up and over door to front, eave storage, lighting and power, part glazed rear door to garden.

Rear garden 19'8" x 39'4" (6.00 m x 12.00 m) enclosed rear garden with brick wall boundary to two sides, paved patio area adjacent to the rear of the property leading onto a lawn, paved recess with timber shed. Paved side area with gate to front, outside tap and light.

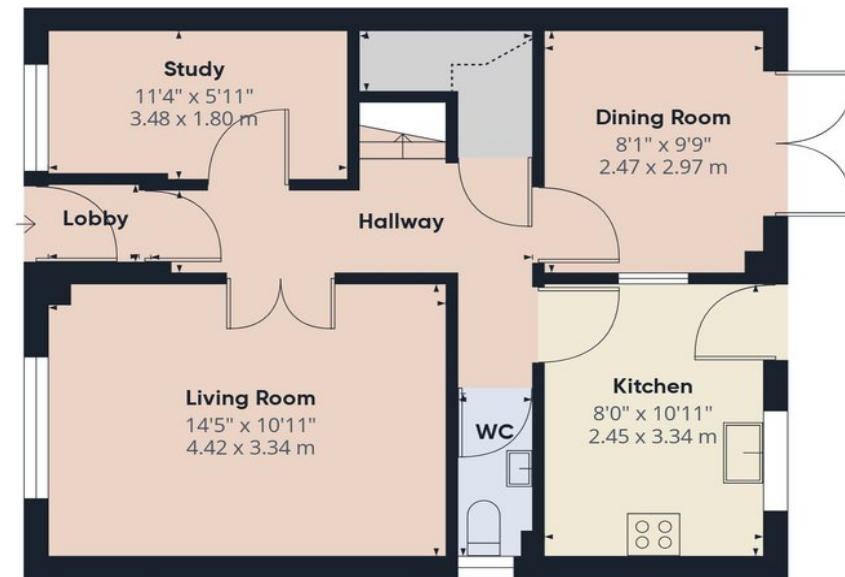
Agent's Note Photographs taken prior to current tenancy

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





Approximate total area

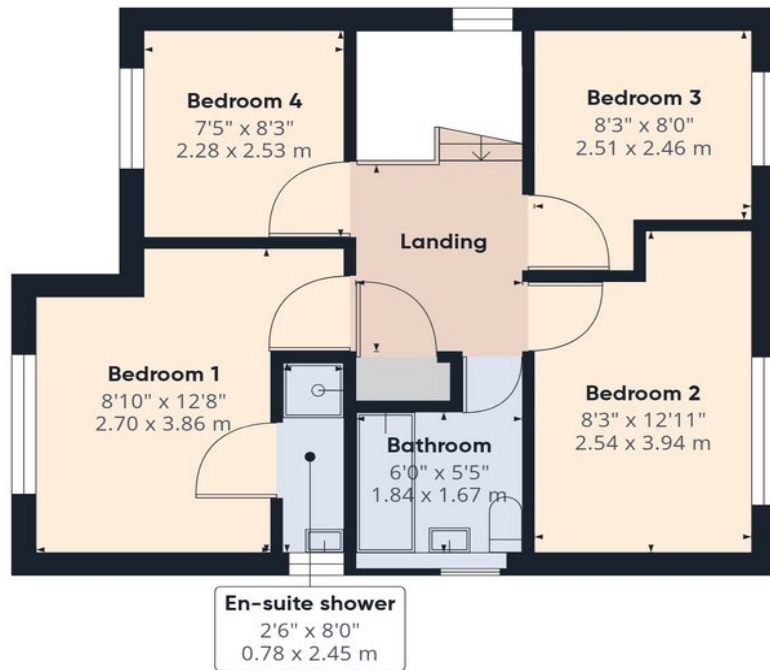
988 ft²

91.7 m²

Reduced headroom

12 ft²

1.1 m²



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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