

An immaculately presented and extended three bedroom semi-detached home that is situated along Coldhams Lane within the catchment area for the popular Spinney School and within walking distance of other local amenities. This property offers open plan living with bi-fold doors to the large rear garden, a work from home study space as well as snug to the front of the property. In addition to this there are three bedrooms upstairs with the master having french doors to the roof garden/balcony and an impressive four piece suite bathroom. This property is also conveniently being sold with no onward chain so viewings are highly advised!



ENTRANCE HALL Stained glass panelled door, archway leading to hallway, stairs to first floor, doors to living room, study and open plan family space, storage cupboards, wood effect flooring.

LIVING ROOM 13' 10" x 10' 2" (4.23m x 3.11m) Triple glazed bay window to front, open fireplace with recess either side of the chimney hearth, radiator, coving and carpeted flooring.



STUDY 8' 6" x 8' 4" (2.60m x 2.55m) Double glazed window to side, under stairs storage cupboard, radiator and carpeted flooring.

OPEN PLAN LIVING AREA 11' 9" x 10' 2" (3.59m x 3.10m) Opens to kitchen/diner, with radiator and wood effect laminate flooring throughout.



KITCHEN/DINER 19' 1" x 15' 7" (5.84m x 4.77m)
KITCHEN AREA - Double glazed velux window, range of floor mounted units, sink unit with drainer, plumbing and space for washing machine, built-in dishwasher, electric cooker with four ring induction hob and extractor over, space for American style fridge/freezer, wood effect laminate flooring throughout.

DINING AREA - Double glazed bi-fold doors leading to rear garden, radiator and wood effect laminate flooring throughout.

STAIRS TO FIRST FLOOR LANDING Double glazed window to side, doors off to all bedrooms and bathroom, loft access, carpeted flooring.

BEDROOM ONE 11' 9" x 11' 4" (3.59m x 3.47m) Double



glazed French doors opening onto roof garden with succulent plants throughout, double glazed window to rear, radiator, carpeted flooring.



BATHROOM Two double glazed frosted windows to side and one to rear, four piece suite comprising low level WC, hand wash basin with vanity cabinet under, rolled top bath with shower attachment, shower cubicle with rainfall shower head and fully tiled surround, extractor, stainless steel wall mounted towel rail and wood effect laminate flooring.

BEDROOM TWO 13' 8" max x 11' 7" (4.17m x 3.55m) Triple glazed bay window to front, radiator and carpeted flooring.



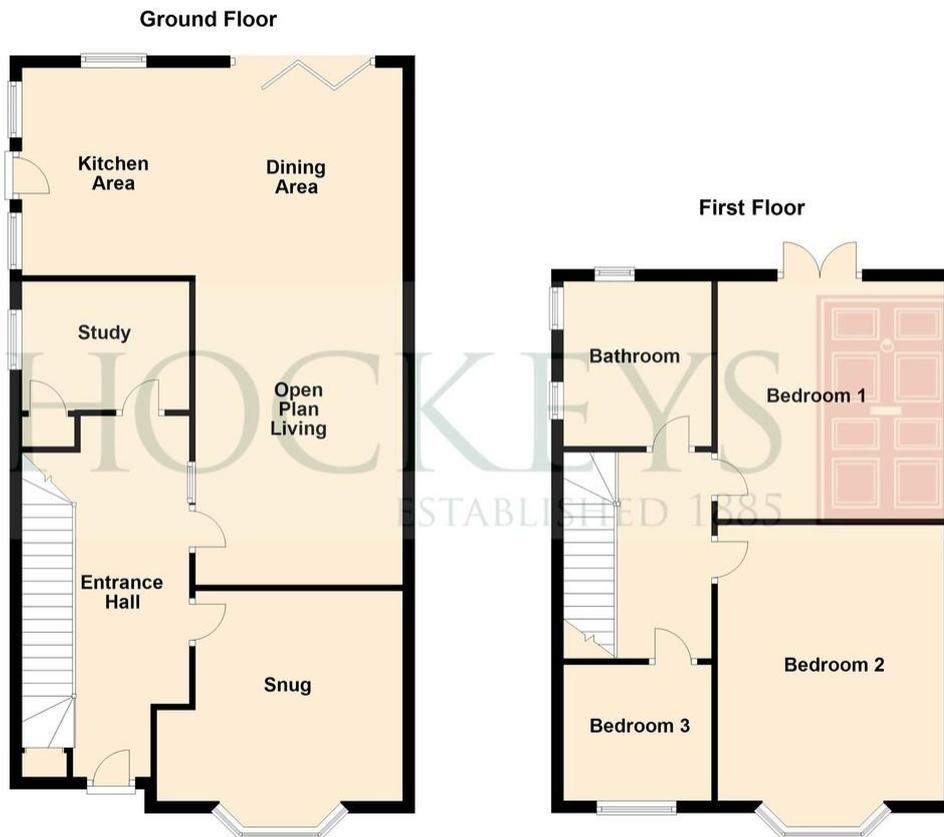
BEDROOM THREE 8' 6" x 5' 10" (2.6m x 1.80m) Double glazed window to front, radiator and carpeted flooring.

OUTSIDE To the front is a gravel driveway with various shrubs set to border and path leading to the front of the property. Wooden gates leading to the rear garden and side access.



To the rear of the property is a large garden, part paved and part laid to lawn, with flowerbeds and various mature trees and shrubs set to borders. Fully enclosed with potential for a studio at the end of the garden.





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556 Coldhams Lane, Cambridge, CB1
3JL

£550,000 Freehold

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