



**ANTONY  
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ESTATE AGENTS

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## SABLE CLOSE, CAMBRIDGE

### OFFERS OVER £535,000 Freehold

**SOLD**

Antony Davis Estate Agents are delighted to offer this well presented detached 3-bedroom home located in a desirable cul-de-sac in Cherry Hinton. This would make an ideal family home and benefits from its well positioned location, 10 minutes drive from Cambridge City Centre.

- Conservatory
- Detached Property
- Ensuite Shower
- Garage
- Off-street parking
- South Westerly Garden
- Dining Room
- Utility Room

#### Full Description:

This is a modern property with an inviting exterior which has been improved by the current owners to add increased parking space. The property also benefits of a garage with an electric roller shutter door.

As you enter the property into the hall, the lounge is on your left, which extends into the dining room, creating the all-important open plan living. French doors then lead to the conservatory which then leads to the large terraced area in the garden.

#### Lounge

13'7 x 11'5 (4.15m x 3.47)

Laminated flooring window to front aspect with Radiator

Archway in to dining room.

#### Dining room

10'11 x 7'1 (3.34m x 2.15m)

Laminate flooring continues, Radiator, French doors leading into the conservatory. Door on the right leading to the kitchen.

#### Kitchen

10'11 x 7'4 (3.34m x 2.23m)

The kitchen has a number of shaker-style wall and base units with laminated work surfaces. Integrated oven with gas hob and extractor fan. Window to rear aspect.

Door leading to under stairs storage.

Further door leading to the utility room and downstairs cloakroom.

The integral garage can also be accessed from here.

#### Conservatory

13'11 x 7'5 (4.25m x 2.25m)

Lean to design, UPVC double glazed with low level brick work with French doors leading to south westerly garden.

#### First floor

This property benefits from 3 double bedrooms, with the master having an en-suite with shower cubicle, WC and wash basin.

#### Bedroom 1

15'3 x 11'6 (4.65m x 3.50m)

Feature bay window to front aspect, radiator.

#### Bedroom 2

16'5 x 7'10 (5.00m x 2.40m)

Window to rear aspect, Radiator. This bedroom has the added feature of an alcove that can be used as study area or dressing room.

#### Bedroom 3

9'6 x 8'2 (2.90m x 2.50m)

Window to rear aspect, radiator.

#### Bathroom

White panelled bathtub, WC and wash basin. Part tiled walls. Window to rear aspect.

#### Outside

As you enter this property, there is ample parking for 2 cars, which is defined with brick walls to both sides. There is a pathway to the side with gate that leads to the rear of the property.

The current owners have made turned the garden into low maintenance which is predominantly paving. This could, however, be turned back to lawn if you should so wish.

There is also a large shed for storage.

#### Cherry Hinton, Cambridge

Cherry Hinton is located on the doorstep of Cambridge City Centre but before even entering the City, Cherry Hinton offers plenty of attraction and local amenities including various takeaways, restaurants, pubs, high street shops and bakeries.

The city centre is a 10-minute drive from Cherry Hinton and you can easily access the A14 with links from there to the M11. There are frequent bus routes that take you into Cambridge City centre from the area and there you can also access the city's train links which is handy for those who are looking to commute.

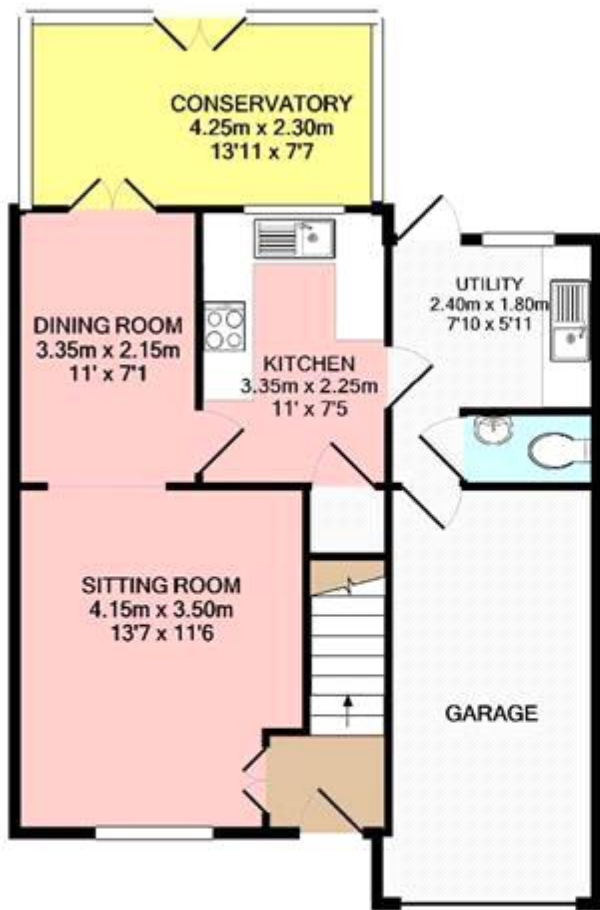
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Council Tax Band: E (South Cambridgeshire District Council)

Tenure: Freehold



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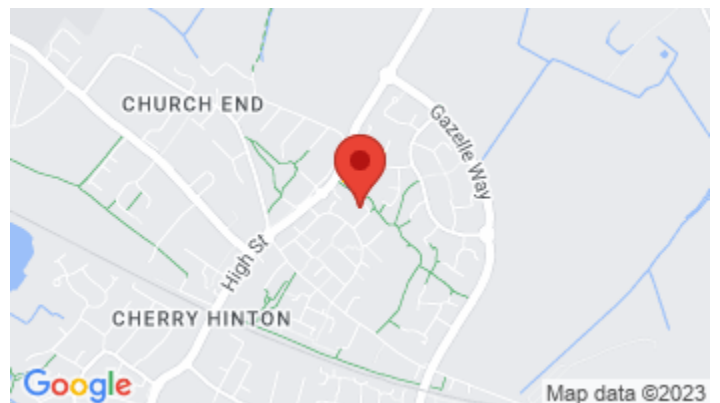


**TOTAL APPROX. FLOOR AREA 110.3 SQ.M. (1187 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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