



30 Cranesbill Close
Cambridge, CB4 2YF

Offers in excess of £500,000



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- 3/4 Bedrooms
- Spacious Accommodation
- EV Charging
- High EPC

An exceptionally spacious three bedroom semi detached home, comprising approximately 1,092 sq ft, recently redecorated throughout and presented in excellent condition, situated in a highly convenient location.

Upon entering, a wide and welcoming hallway provides ample space for coats and shoes and leads through to the kitchen, living accommodation and first floor. The kitchen is a particularly impressive space, fitted with a range of modern high gloss units and integrated appliances, including a dishwasher, gas hob and tall fridge freezer. There is an abundance of cupboard and worktop space, whilst the thoughtful layout creates a natural flow between the front of the property and the open plan living and dining areas beyond. A large front facing window ensures the kitchen enjoys plenty of natural light.

To the rear, the spacious living and dining room is beautifully presented in neutral tones, creating a bright and inviting environment. There is ample space for both formal dining and relaxed seating areas, whilst patio doors provide excellent natural light and open directly onto the rear garden.

The ground floor also benefits from a cloakroom, with the open space beneath the stairs providing a practical area for additional storage.

Externally, the rear garden is well maintained with a lawn, flower beds and a spacious garden shed, ideal for storing several bicycles and garden equipment. The garage is a particularly valuable feature, being large enough to comfortably accommodate a car and benefiting from an electric garage door, an EV charging point and an additional electrical supply. There is also ample space





within the garage for additional white goods, bicycles and further storage.

Upstairs, the property offers three generous double bedrooms, all presented to a high standard and each benefitting from useful alcoves, ideal for wardrobes and additional storage. The current principal bedroom overlooks the rear garden and offers excellent proportions.

The largest bedroom, positioned at the front of the property, is currently utilised as a child's bedroom and nursery and benefits from its own en suite shower room. The family bathroom is finished to a high standard and serves the remaining accommodation. Further enhancing the first floor are two useful storage cupboards, one of which has been adapted as a utility space housing the white goods. There is also a bright and airy study at the front of the property, providing an excellent work from home space or additional versatile accommodation.

The property further benefits from a generous boarded loft, running the full width of the house, with sufficient headroom to walk around comfortably. Complete with lighting and accessed via a retractable ladder, it provides exceptional additional storage.

Overall, this is a substantial and beautifully presented family home, offering spacious and versatile accommodation in a highly sought after location. Positioned within walking distance of the local park, nursery, primary school, grocery shop, barbers, cafés, restaurants and padel courts, the property is perfectly placed for day to day convenience. It also enjoys excellent access to the guided busway and cycle routes into Cambridge City Centre, together with quick connections to the Science and Business Parks, the A14 and wider transport links.

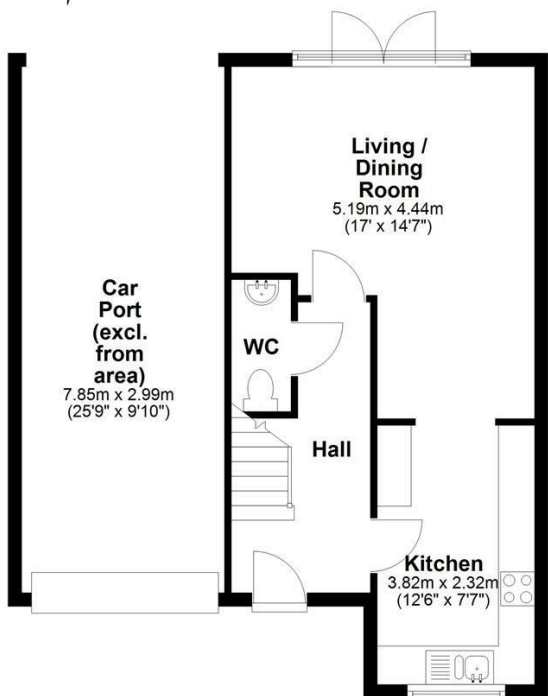
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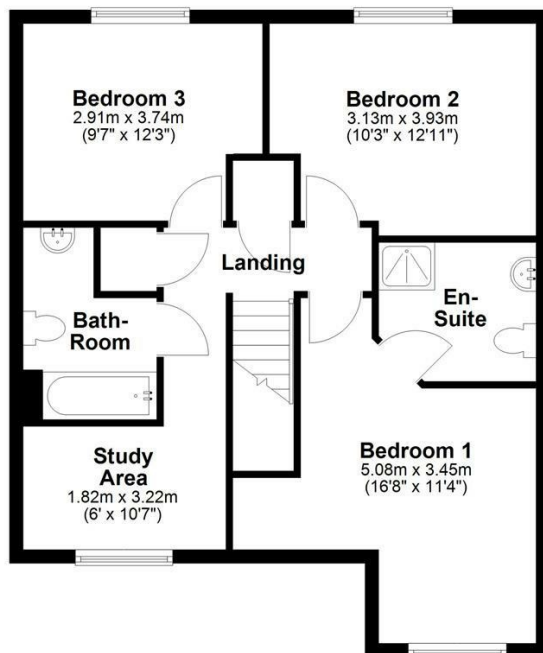
Ground Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



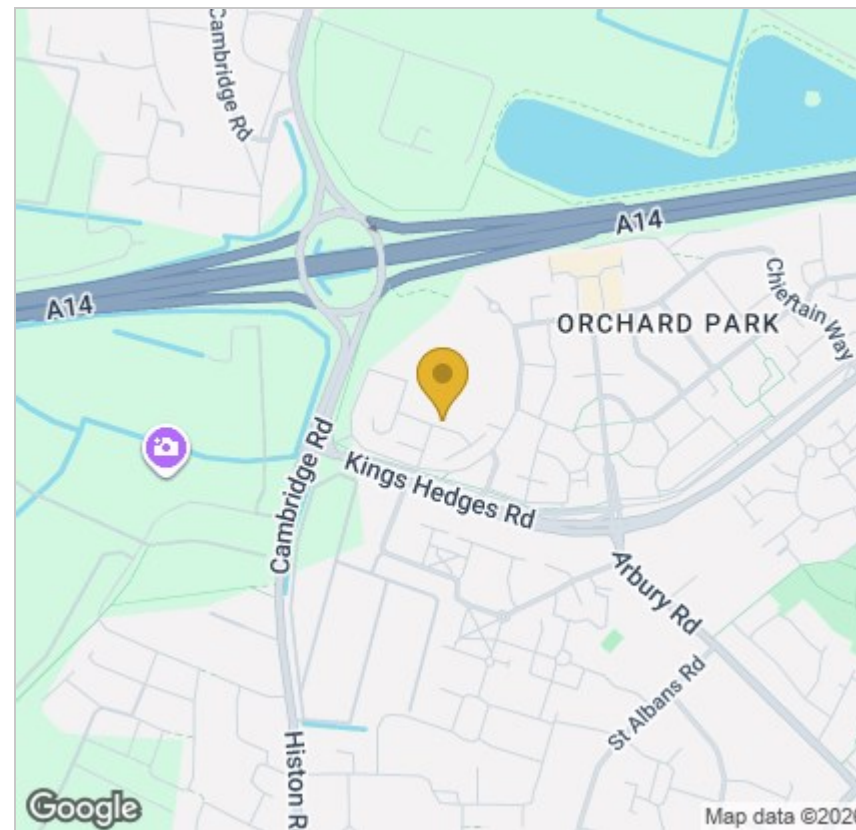
First Floor

Approx. 63.7 sq. metres (686.1 sq. feet)

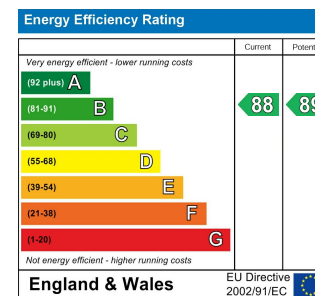


Total area: approx. 101.5 sq. metres (1092.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D TBC

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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