



Blinco Grove
Cambridge

Carter Jonas

Blinco Grove, Cambridge, CB1 7TS

- Cambridge Railway Station – approx. 0.8 miles
- City Centre – approx. 1 mile
- Cambridge Botanical Gardens – approx. 0.9 miles

Hugely popular location • Large rear garden •
Charming character throughout • Viewing advised
• Close to popular schools and amenities • EPC: Band D

Description

An exceptional and deceptively spacious three-bedroom home occupying a prime position at the highly sought after Hills Road end of Blinco Grove. Extending to almost 1,200 sq. ft, the property offers beautifully balanced accommodation over three floors, including a loft conversion, two reception rooms, a kitchen/breakfast room, three bedrooms and a family bathroom. Further benefits include driveway parking to the front and a generous, rear garden providing an excellent degree of privacy.

Ground Floor

Upon entering the property, a welcoming entrance hall provides useful understairs storage and access to the principal ground floor rooms. The sitting room is positioned to the front of the property, featuring an attractive fireplace and a bay window that fills the room with natural light. To the rear, the dining room enjoys a convenient position adjoining the kitchen/breakfast room, creating an ideal space for both family living and entertaining. The kitchen/breakfast room is flooded with natural light and is fitted with a range of integrated appliances, generous worktop and storage space, and ample room for dining, with direct access to the rear garden.

Perfectly positioned at the highly sought after Hills Road end of Blinco Grove, this deceptively spacious three-bedroom home benefits from a loft conversion, creating generous and flexible living space across three floors.



First Floor

A split-level landing provides access to two well-proportioned double bedrooms and the family bathroom, while a further staircase rises to the converted loft room above. The principal bedroom is positioned at the front of the property and enjoys a beautiful bay window, creating a bright and characterful space. Both bedrooms, along with the family bathroom, retain attractive feature fireplaces that enhance the home's period charm. The spacious family bathroom is fitted with a bath, separate shower enclosure, WC and wash hand basin.

Second Floor

The second floor provides a spacious double bedroom with the added benefit of an ensuite shower room comprising a shower, WC and wash hand basin. Velux windows allow plenty of natural light throughout the room, while useful eaves storage offers practical additional space. This floor works equally well as a principal bedroom, guest suite or home office space.

Outside

The front aspect offers off street parking and a Victorian quarry stone path to the front door. The rear garden is generous in size with a decked terrace area immediately off the rear of the property and a shed at the far end.

Location

Blinco Grove is situated just off Hills Road in a highly sought after convenient south city location. There are a wide range of local amenities nearby including restaurants, multiplex cinema, the Cambridge Junction music/theatre venue with Addenbrooke's Hospital also nearby. The property falls within the catchment area for excellent state schools and two leading sixth form colleges. The independent Perse and Leys schools, Homerton College and Cambridge University Faculty of Education are within easy reach.

Additional Information

Tenure: Freehold

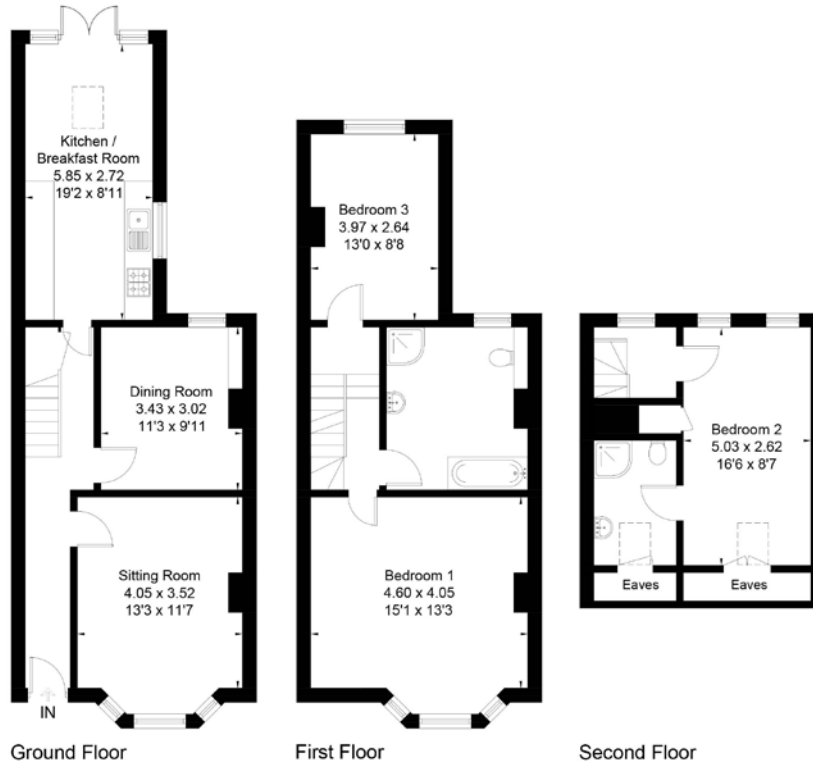
Services: Mains water, drainage, gas and electricity

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



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Approximate Area = 1326 sq ft / 123.2 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114687



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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