



GILBERT ROAD
Cambridge

Carter Jonas

GILBERT ROAD, CAMBRIDGE, CB4 3PD

- Local Schools – approx. 1 mile
- Cambridge City Centre – approx. 1 mile
- Cambridge North Railway Station – approx. 1.5 miles
- Cambridge Station – approx. 1.8 miles
- A14 – approx. 1.5 miles
- Cambridge Science Park - approx. 1.5 miles

Substantial five-bedroom detached family home in a highly regarded north Cambridge residential location • Beautifully presented throughout with an abundance of natural light, retaining original features • Highly versatile accommodation ideal for modern family living, with scope for extension into loft space • Generous open-plan kitchen and dining room forming the heart of the home • Large principal bedroom with dressing room & en-suite shower room • Driveway parking for 2-3 vehicles, front garden and garage/bicycle store • Close to Cambridge stations & excellent local cycle routes • Catchment for well-regarded schools including Milton Road Primary and Chesterton Community College • EPC rating D

DESCRIPTION

A brick covered entrance with a brick archway and timber panelled front door with coloured and stained-glass panes opens into a spacious reception hall which immediately sets the tone for the rest of the home. The space is bright and well presented, with a staircase rising to the first floor with natural timber balustrade, ceiling with inset downlights and a leaded coloured glass window to the side allowing for natural light. Oak flooring runs through the hall, and twin panelled and glazed doors to the rear lead through to the kitchen/dining room. There is also a useful cupboard within the entrance hall to provide storage for coats.

AN IMPRESSIVE DOUBLE-FRONTED DETACHED HOME; PROVIDING BEAUTIFULLY PRESENTED AND WELL-PROPORTIONED ACCOMMODATION, TOGETHER WITH SUBSTANTIAL MATURE GARDEN.



The cloakroom on the ground floor is fitted with a white suite comprising a low level dual flush w.c. and wash hand basin with tiled splashbacks, large understairs storage cupboard, radiator, inset downlights and frosted window to the side.

To the front of the house, the living room is a bright and inviting reception space. A leaded stained-glass window and additional double-glazed window to the front allow natural light to flood in, while a feature fireplace, with gas real flame effect fire - set on a granite hearth with wooden mantel, creates a natural focal point to the room. Oak flooring and a window seat add to the sense of comfort and character.

There is a second, light and spacious reception room at the front of the property. The well-proportioned room features bespoke fitted oak bookshelves and a feature fireplace with granite hearth and wooden mantel surround, together with a bay window with leaded quarterlights which brings a lovely amount of light into the room.

To the rear of the property, the open-plan kitchen and dining room forms the true heart of the home and is a space that works particularly well for modern family living. The kitchen is fitted by Cambridge Kitchens, with a range of soft close oak fronted cabinets and drawers with granite work surfaces. An inset enamel one and a half sink unit with mixer tap sits beneath a window overlooking the rear garden, and there is a Lacanche cooking range with matching splashbacks and extractor hood, dishwasher and space for an American style fridge/freezer. A walk-in shelved pantry provides excellent additional storage, with leaded glass window, electric sockets and a butler style sink with tiled surround.

Leading off the kitchen/dining area there are double doors leading to the large garden. Here the adjoining dining area provides a relaxed space for everyday dining and family life, with double glazed bay window overlooking the rear garden, allowing the space to feel particularly bright and connected to the outside.



Leading from the dining area there is another room which offers very flexible additional family living space. With Velux rooflights bringing in further natural light, it works well as a playroom, snug, informal sitting or study room - depending on the requirements of the next owners.

Adjoining the snug is a separate utility room, with door, fitted with a washing machine and tumble dryer that houses the Vaillant wall mounted gas fired boiler which provides domestic hot water and central heating. There is a storage cupboard and window to the rear complete the utility space.

On the first floor, the landing is spacious and bright with a window seat set beneath a leaded, frosted window, together with inset downlights and a large cupboard housing the insulated hot water tank with slatted shelving.

The first floor comprises of five bedrooms: with four double bedrooms and one single bedroom. The spacious, principal bedroom overlooks the rear garden and is a generous and comfortable room with a bay window which allows for plenty of natural light. It is complemented by a separate dressing room, fitted with shelving and hanging rails, offering storage and organisation.

The en-suite shower room is fitted with a shower cubicle, wash hand basin and w.c., together with fitted storage cupboards, shelving, heated towel rail and a window to the rear.

Bedroom two is also spacious and enjoys good natural light through double-glazed bay windows to the front with leaded quarterlights. Bedroom three overlooks the front of the house and having great light, is currently being used as studio/workspace. Bedroom four looks out to the rear garden and includes a fitted wardrobe cupboard. Bedroom five has a window to the side and is currently being used as a workspace. Together these rooms provide flexible accommodation which can easily adapt to suit a range of family needs, guest space, or home working.



The family bathroom is fitted with a white suite comprising a panelled bath with mixer tap, power shower above, glazed shower screen, tiled surround, wash hand basin with storage beneath and a close coupled w.c. The room also includes shelving, inset downlights, extractor fan and a heated towel rail, with a frosted window to the rear.

OUTSIDE

There is a fenced and hedged front garden with a paved driveway providing off-road parking for two to three vehicles. Flowering and shrub borders frame the space and there is also a garage/bicycle store with gated side access to the rear of the property.

The rear garden is a particularly attractive feature of the property. Thoughtfully landscaped, it is principally laid to lawn with a number of block-paved patio areas that provide ideal spots for outdoor dining and entertaining. A meandering pathway leads through well stocked flowering and shrub borders, giving the garden a natural sense of structure and maturity as you move through the space.

Towards the far end of the garden, the area has, in previous years been left to grow as a wildflower and grasses space, creating a softer and more natural feel which attracts wildlife and adds another dimension to the garden through the seasons. A curved path leads to a partition and an ornamental pond, with a small bridge, leading to the large garden shed and beyond. Mature trees frame the boundaries and provide a wonderful sense of privacy and enclosure.

Given the property's very convenient and central location, the garden offers a real sense of peace and seclusion, feeling calm and established, and providing a lovely outdoor space that works equally well for relaxed family time as it does for entertaining.



LOCATION

Situated in a highly regarded residential area just north of the river, the property is particularly well placed for access to many of the city's key amenities. The Cambridge Science Park and Business Park are both within easy reach, as are the main commuter routes including the A14, A1 and M11.

The location is also convenient for Cambridge North and Cambridge mainline railway stations, offering services into London and beyond, while regular bus routes and well-established cycle paths provide straightforward access into the city centre.

There are a range of useful local facilities nearby catering for day-to-day needs, along with several well-regarded schools. Milton Road Primary School and Chesterton Community College are both within easy walking distance, with Chesterton feeding into the highly regarded Hills Road Sixth Form College. Together, these factors make the area a popular choice for families as well as those needing convenient access for commuting.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Gas, electricity and water connected

Local Authority: Cambridge City Council

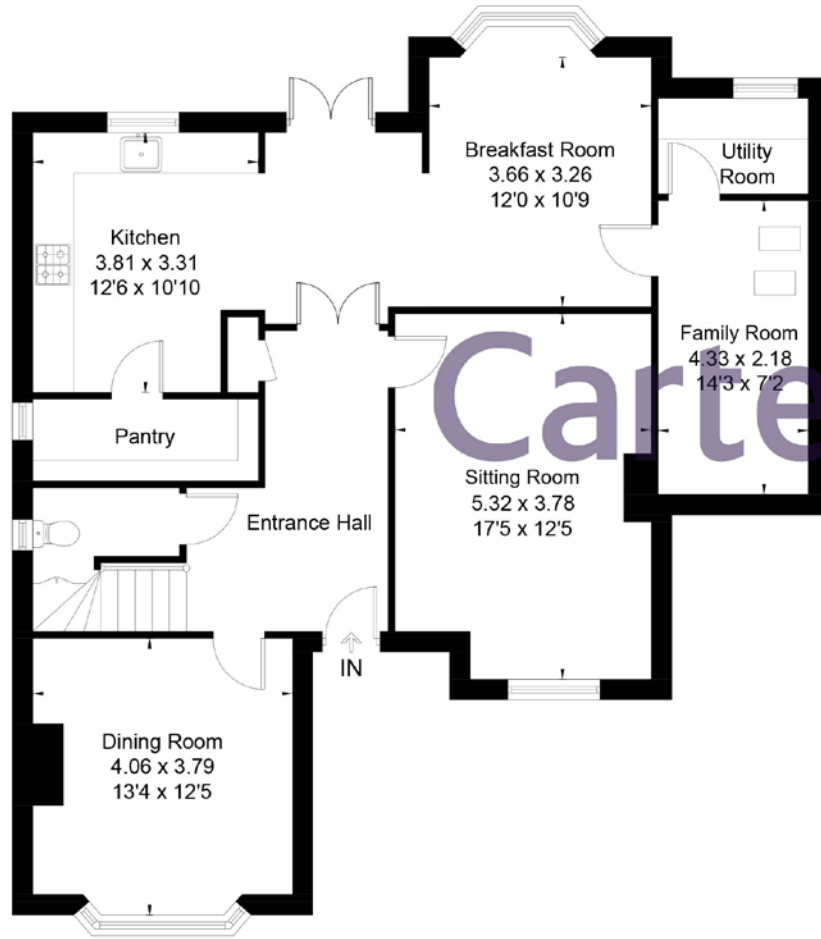
Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



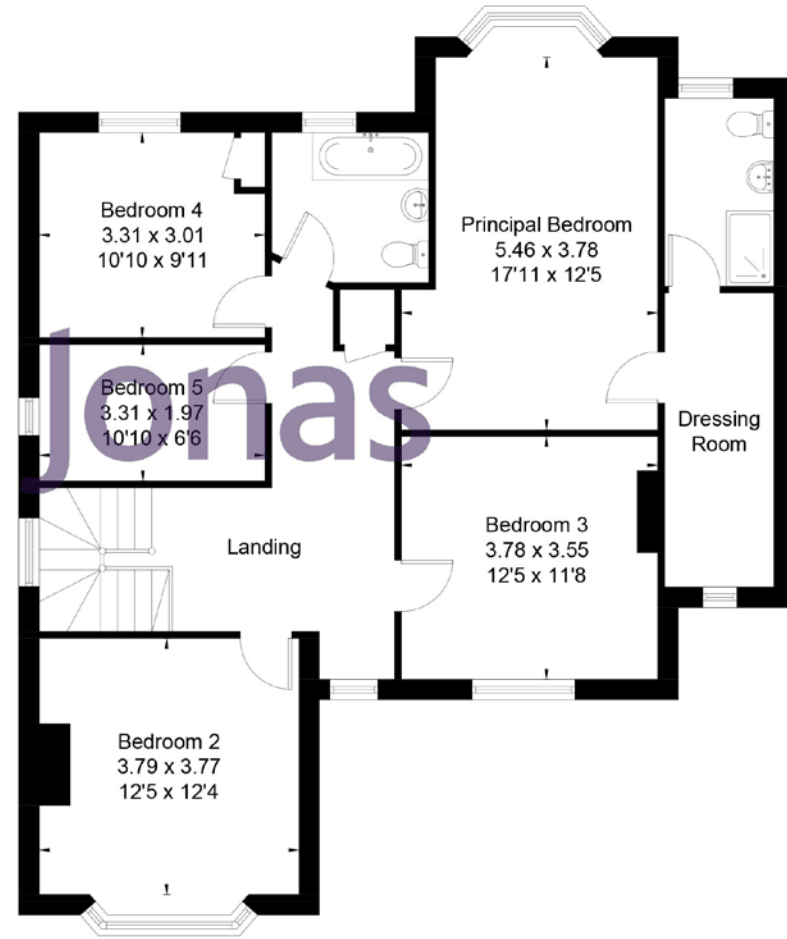


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Gilbert Road Cambridge, CB4
Approximate Area = 2125 sq ft / 197 sq m



Ground Floor



First Floor



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Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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