



A superb opportunity to purchase a good sized 3 bedroom, 2 bathroom home within excellent distance of the city centre. Each of these homes also has two parking spaces and is within a quiet courtyard setting.

**EASTFIELDS, COLDHAMS LANE,  
CAMBRIDGE, CB1 3HQ**  
**£494,995 (GUIDE PRICE EACH)**

## Property Summary

- Ground Floor: Entrance hall, WC, kitchen/dining room, living room.
- First Floor: Three bedrooms, bathroom, en suite to master bedroom.
- Outside: Rear garden with turf, two parking spaces.

## Location

### Distances by bike:

- David Lloyd Leisure, CB1 3LH: 2 minutes
- Cambridge Central Station, CB1 2JW: 12 minutes (2 miles)
- Addenbrooke's Hospital/Biomedical Campus, CB2 0QQ: 19 minutes (3 miles)
- Marshall Motor Group, CB5 8SQ: 11 minutes (2 miles)
- Anglia Ruskin University, CB1 1PT: 14 minutes (2 miles)
- University of Cambridge, CB2 1TN: 21 minutes (2.75 miles)
- Hills Road Sixth Form College (CB2 8PE): 14 minutes (2.25 miles)
- The Perse, Hills Road (CB2 8QF): 16 minutes (2.5 miles)
- The Leys School (CB2 7AD): 16 minutes (2.5 miles)
- St Faiths School (CB2 8AG): 19 minutes (3 miles)

### Distances by car:

- A14 (East and West): 3 miles
- M11 (south and north): 5 miles

## Situation

Eastfields is ideally located on the east side of the city centre, close to the busy and popular village of Cherry Hinton. From Coldham's Lane, head south-east to Cherry Hinton - this area is predominantly residential and provides many amenities within easy reach. Cherry Hinton itself is just a short walk away and has bank, chemist, doctors, dentist, restaurants and takeaways, pubs and plenty of parks and recreational areas. Cherry Hinton Hall is on the other side of the village to Eastfields. Built by

John Okes, a former surgeon at Addenbrooke's Hospital, in the 1830's this 12.67 ha park offers a wonderful setting with ample trees, pond, paddling pool, tennis court and children's play area. From Eastfields, heading north-west on Coldham's Lane, you will reach central Cambridge. The area of Mill Road is just a short distance away and has an ample supply of bistros, coffee bars, shops and restaurants and this in turn leads to the city centre.

For commuters, Eastfields is ideally placed with the A14 just being around 3 miles away and providing convenient access to Newmarket/Bury St Edmunds to the east and Cambourne/Huntingdon to the west. Heading around the Ring Road the M11 is just a 5 miles away and provides access north to Huntingdon or south to Stansted and London.

The key areas of Cambridge are also easily accessible – with Addenbrooke's Hospital/Biomedical campus (including The Papworth Heart hospital, AstraZeneca, Cancer Research and others) being accessed via the ring road and an easy cycle journey; Cambridge Station just 2 miles away – following cycle paths this is a very convenient route; the Science Park is accessed by the A14, heading one junction to the west.

## Description

These lovely houses all provide 1,118 sq ft within this quiet location. Each home is set over 2 floors and have the benefit of two parking spaces each – one in front of the house. There are rear gardens with fencing and turf, and a good sized bin and bike store within each garden. The spacious entrance hall has a WC to one side and the kitchen/dining room to the other. The living room is to the rear and has French doors to the rear garden. On the first floor are the three double bedrooms. The master bedroom has an

en suite shower room and built in, sliding door wardrobes. There is a further bathroom.

Outside the property has a lovely rear garden which is turfed and fenced.

## Property Highlights

Contemporary kitchens with an excellent specification:

- Integrated Zanussi appliances including stainless steel electric oven, ceramic hob, fridge/freezer, washer/dryer and dishwasher
- Quartz stone worktops and upstands
- Stainless steel splash back to hob with Caple stainless steel chimney hood
- Fascino stainless steel sink with oversized bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soak dispenser

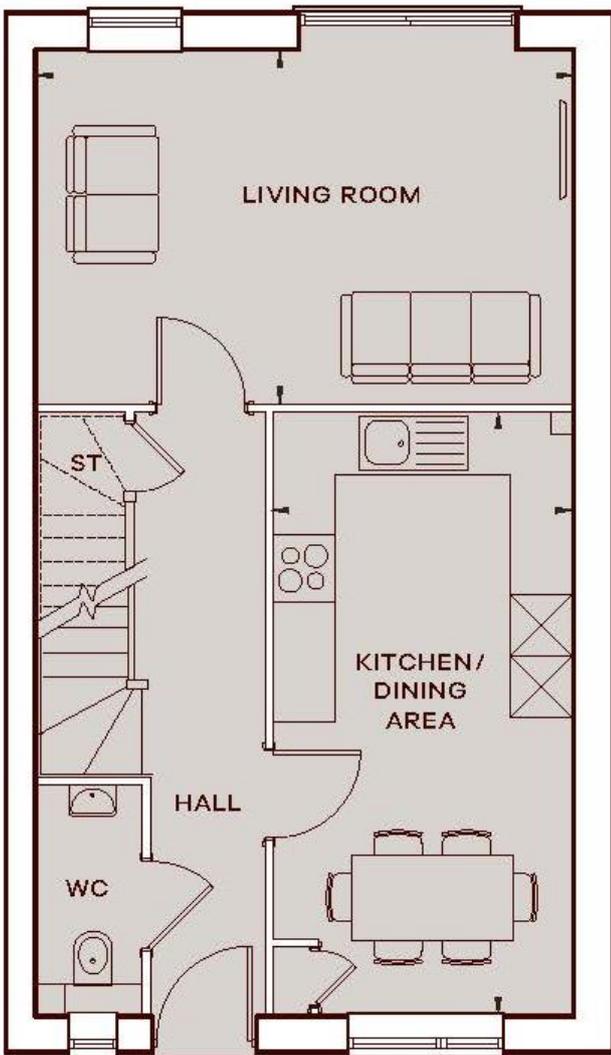
Stunning bathrooms also with an excellent level of specification:

- Fascino digitally controlled smart tap, smart mirror with LED lighting, shaver socket, digital clock and de-mist pad, walnut vanity unit with integrated storage space and black porcelain worktop
- RAK ceramics basin, ceramics hygiene + WC with RAK Rimless pan and soft-close seat; Fascino smart shower and smart bath
- Heated chrome towel rails
- Low level LED strip lighting to bath

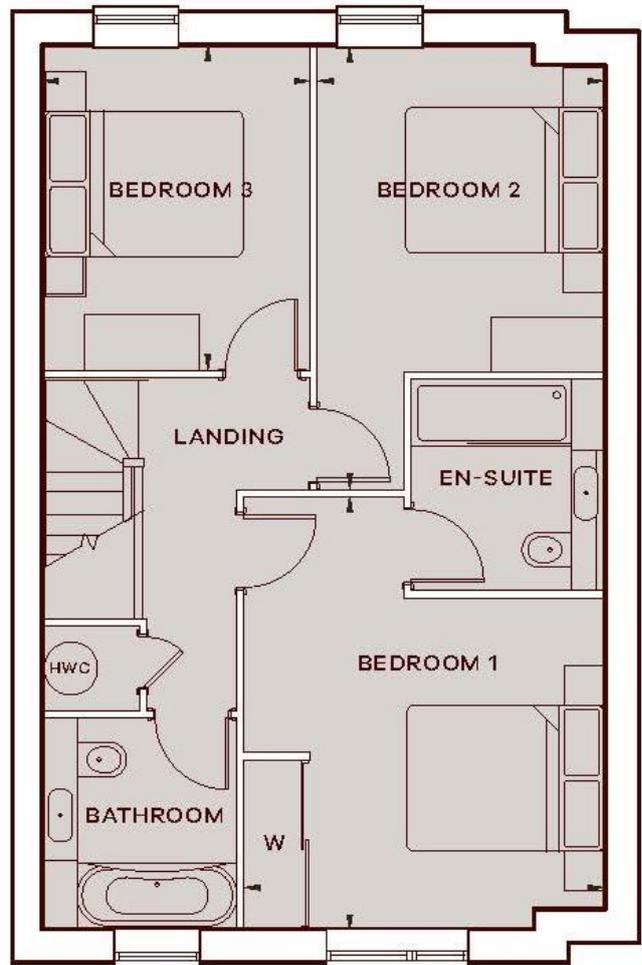
General specification

- Forest oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Oak strip wood flooring to entrance hall, living area, dining area, kitchen and cloakroom; carpets to bedrooms
- Fitted wardrobe to master bedroom
- Television and telephone points to living area and master bedroom
- Gas-fired boiler and radiator heating
- Smoke alarm
- Allocated parking to all plots
- Cycle storage





Kitchen/Dining Area	5.86m x 2.90m	19'3" x 9'6"
Living Room	5.15m x 3.46m	16'11" x 11'4"
Bedroom 1	4.59m x 3.81m	15'1" x 12'6"
Bedroom 2	4.73m x 3.04m	15'6" x 10'0"
Bedroom 3	3.46m x 2.81m	11'4" x 9'3"



### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Cambridge New Homes  
01223 841842  
cambridgenewhomes@bidwells.co.uk

Stonecross, Trumpington High Street,  
Cambridge, CB2 9SU

### Additional Information

#### Services

Mains water, electricity, gas and drainage are connected.

#### Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

#### Tenure & Possession

The property is for sale freehold with vacant possession on completion

#### Health & Safety

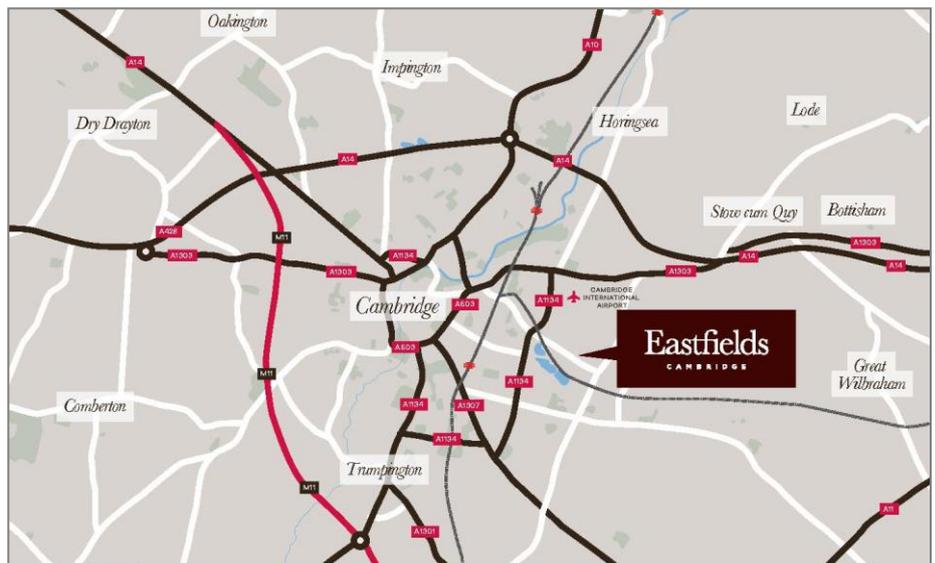
In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

#### Service Charge

£210PA

#### Energy Rating To be confirmed

 The Carpel  
Plots 35 to 38 and 49



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