JAMIE WARNER
– ESTATE AGENTS –

60 Lucerne Close, Cambridge, CB1 9SA

£300,000

- Charming home in Cherry Hinton
- Well-equipped kitchen with appliances
- Excellent transport links to Cambridge
- Spread across three floors
- Dedicated residents' parking space
- No onward chain – move quickly
- Two generously sized double bedrooms
- Close to schools and amenities
- Tastefully decorated throughout

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NO ONWARD CHAIN
Spread across three floors, the home features two generously sized bedrooms, including a light-filled dual-aspect main bedroom on the first floor and a second bedroom with Velux windows on the top floor, ideal as a guest room, home office, or additional living space. The bright lounge area on the ground floor flows seamlessly into a well-equipped kitchen with appliances included and practical storage.
The property also benefits from its own dedicated parking space, located in the residents' parking area at the rear.

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Council Tax Band: B

Cherry Hinton

Cherry Hinton is a vibrant and highly sought-after suburb located just southeast of Cambridge. This thriving community offers an excellent blend of traditional charm and modern convenience. At its heart lies a bustling High Street, home to a diverse range of shops, pubs, restaurants, and takeaways, as well as leisure and healthcare facilities. For larger shopping needs, a major Tesco supermarket is conveniently located off Yarrow Road.

Families are well-catered for, with two primary schools in the area that feed into the well-regarded Netherhall secondary school. The suburb is equally popular with professionals and commuters due to its exceptional connectivity. Addenbrooke's Hospital is just 1.5 miles away, Cambridge railway station is 2 miles, and the city centre is within 3.5 miles. Excellent bus links and quick access to the A14 make Cherry Hinton an ideal choice for those commuting into Cambridge or further afield.

Despite being so close to the city, Cherry Hinton maintains a distinct identity with a welcoming, community-oriented atmosphere. With its outstanding amenities, educational facilities, and convenient location, it’s no surprise this suburb continues to attract those seeking a balance between city proximity and a traditional neighborhood feel.

Ground Floor

Entrance Hall
A hall featuring a side door, a staircase leading to the first floor, and a doorway granting access to:

Lounge Area
3.15m (10'4") x 2.84m (9'4")
Bright and airy lounge featuring a charming box window to the front, radiator, and wooden flooring. An open-plan layout leads seamlessly into:

Kitchen
2.84m (9'4") x 1.66m (5'5")
A functional and well-equipped kitchen fitted with a range of base and eye-level units, complemented by round-edged worktops. The kitchen includes a stainless steel sink with drainer and mixer tap, along with appliances such as a washing machine, fridge, and cooker with extractor hood. A front-facing window provides natural light, while wooden flooring and a built-in understairs cupboard add practicality.

First Floor

Landing
Access to all first-floor rooms with stairs leading to the second floor.

Bedroom 1
4.00m (13'1") x 2.95m (9'8")
A generously sized, dual-aspect bedroom with windows to the side and front, filling the space with natural light. The room features a radiator and wooden flooring.

Bathroom
A well-appointed bathroom fitted with a classic three-piece suite, including a panelled bath with a shower attachment and folding glass screen, a corner vanity wash hand basin with mixer tap, and a low-level WC. The room is complete with a heated towel rail.

Second Floor

Landing

Bedroom 2

4.91m (16'1") max x 2.68m (8'9")
A spacious second bedroom featuring two Velux windows to the front, wooden flooring, and a radiator. This versatile room is perfect as a guest bedroom, home office, or additional living space.

Exterior
The property features a charming front garden with a neatly maintained lawn and a pathway leading to the entrance, which opens directly into the lounge.

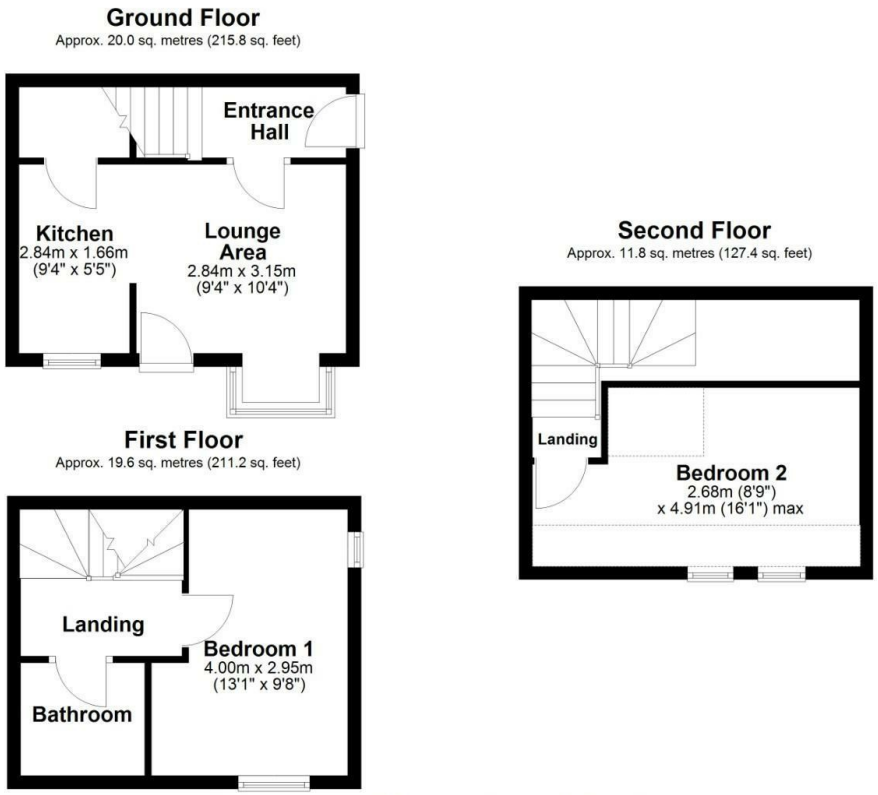
Parking
This home includes the convenience of a dedicated parking space, located in the residents' parking area at the rear of the property.

Viewings
By appointment with the agents.

Special Notes
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Total area: approx. 51.5 sq. metres (554.4 sq. feet)

Directions

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

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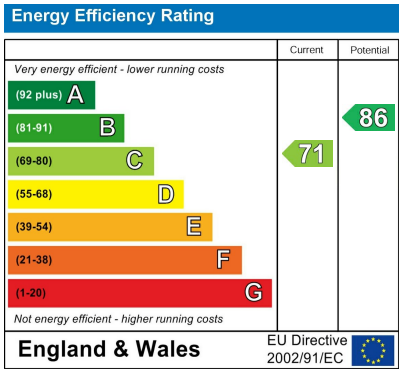

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