



An immaculate family home in peaceful City location

4 Perry Court, Clerk Maxwell Road, Cambridge CB3 0RS

Freehold

savills



Detached family home with good access to Cambridge schools and city centre • Double garage • Fibre optic internet • Air conditioning

Local information

- Coton Path leads east providing off-road access in to the city centre by bike or on foot.

- Cambridge railway station is around 2.5 miles away and offers services to London, Birmingham, Stansted Airport and Gatwick Airport, among others.

- Reputable schools for all age groups nearby including St John's College School and King's College School as well as Chesterton Community College (Ofsted outstanding as of March 2020) for secondary education.

About this property

4 Perry Court is a substantial, detached family home situated on the west of Cambridge city centre with a nice garden and double garage.

The front door is approached through a well thought out front garden and leads in to a large hallway, which all the rooms span from creating a nice, circular feel. The kitchen is well equipped with Miele appliances, an induction hob and Corian work surfaces. There is a door which leads through to the dining room; a well-proportioned room with a box bay window to allow maximum light in. Just adjacent to the kitchen is a utility room with washing machine, drier and a door that leads outside. The living room spans the full depth of the house and has a large fireplace with gas fire and two window seats either side. At the

back of the room are double, fully glazed, floor to ceiling doors which open up to a patio, covered by a pergola with wisteria hanging over. Also on the ground floor is a study with views over the front garden, and a cloakroom.

On the first floor are four bedrooms, all of which are doubles and all benefit from built-in wardrobes. The principal bedroom is large with a dressing area and en suite shower room, fitted with Villeroy and Boch sanitaryware. Bedroom two has an en suite shower room plus there is a large family bathroom.

The loft was converted fourteen years ago to create a great space at the top of the house with Velux windows. This room is currently used as a recreation space but would make a large fifth bedroom, teenager's den or home office if not needed for bedroom space. Part of the loft has been retained for storage.

Three bedrooms, as well as the sitting room on the ground floor benefit from air conditioning.

Outside is a well planted garden that has been thought through in such a way that there is always something in bloom from early Spring through to late Autumn. There is also a double garage with electricity and an up and over electric door.



Behind the house is a pathway solely for pedestrians and cyclists that connects to the Coton Path, giving you traffic free access into Cambridge city centre and both St John's College School and King's College School as well as many University buildings and faculties.

Internet: Fibre optic

Tenure
Freehold

Local Authority
Cambridge City Council

Viewing
Strictly by appointment with
Savills





Approximate Area = 247.8 sq m / 2667 sq ft (Including Eaves)
Garage = 30.0 sq m / 323 sq ft
Total = 277.8 sq m / 2990 sq ft
Including Limited Use Area (29 sq m / 312 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	78
EU Directive 2002/91/EC		

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