



13 St. Neots Road
Cambridge, CB23 7QH

Guide price £600,000

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- South facing garden
- Close to Cambridge City Centre
- Perfect for families
- Large garage

A spacious and versatile four-bedroom detached home extending to over 1,800 sqft, complete with a garage, studio, and extensive south-facing gardens.

Set back from the road, this well-proportioned property offers generous and flexible living accommodation arranged over two floors.

At the front of the property are two versatile ground floor bedrooms, both of a good size and currently used as studies. A stylish ground floor bathroom includes a large shower unit, basin, WC, and tiled finishes. The hallway provides useful under-stairs storage and a further cupboard, leading to the dining room, kitchen, and living room.

The dining room enjoys a private outlook, while the kitchen is presented in excellent condition with patio doors opening onto the garden and space for a breakfast table. It features a gas central heating system powered by a combination boiler, an integrated gas hob and oven, and connections for all standard white goods. The generous living room benefits from double patio doors, dual aspect





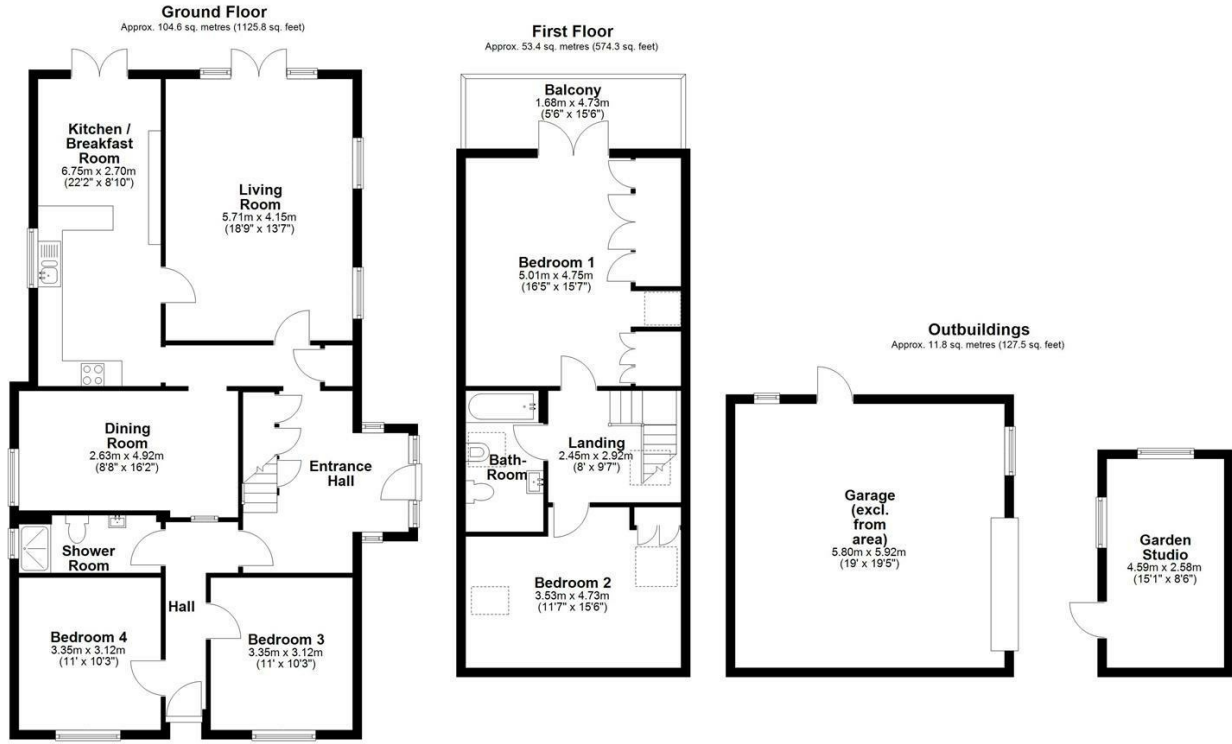
windows providing plenty of natural light, and a feature fireplace.

Upstairs, there are two further double bedrooms. The principal bedroom is the largest, featuring bespoke fitted wardrobes and access to a private balcony with seating overlooking the rear garden.

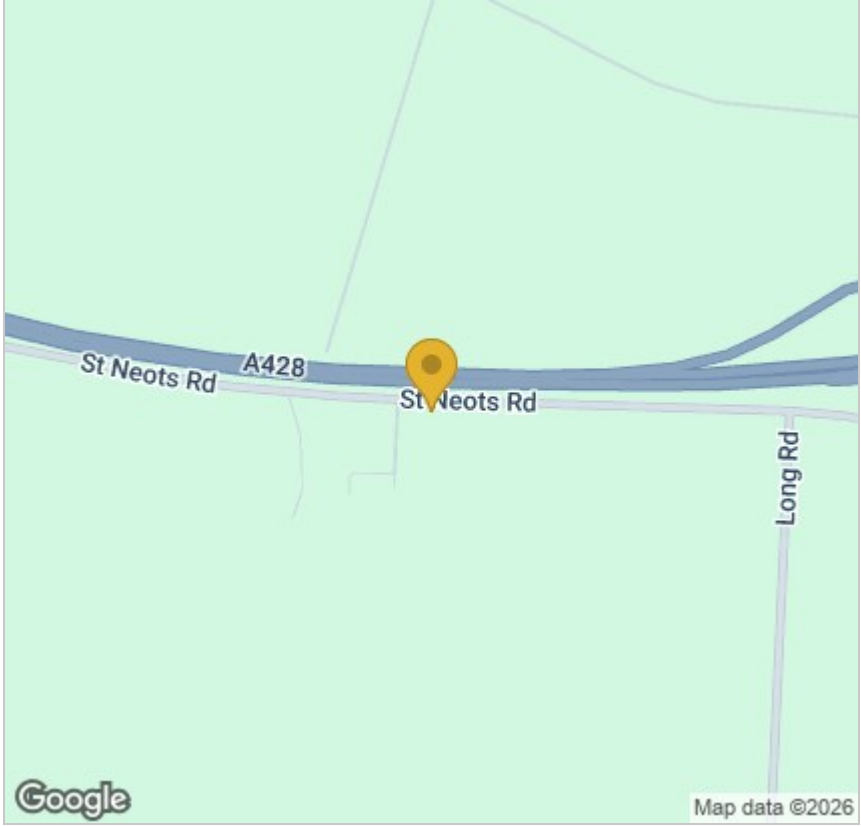
The south-facing garden is a standout feature of the property, offering a substantial outdoor space with a mix of lawn, patio, and mature planting including flowerbeds, trees, and shrubs. Additional features include a garden shed, summer house, and an insulated studio with electricity, ideal for use as a home office or creative space. To the front, there is a garage providing further storage and parking.

What3Words: ///healers.decorated.certainly

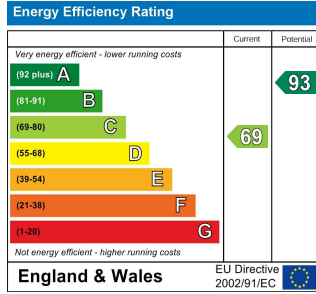




Total area: approx. 169.8 sq. metres (1827.6 sq. feet)
Drawings are for guidance only
 Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
 Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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