



Radcliffe & Rust
Residential sales & lettings

15 Riverside, Cambridge CB5 8HL
Guide Price £950,000

Radcliffe & Rust Estate agents Cambridge, are delighted to present to the market this truly stunning four bedroom semi-detached house in Riverside, Cambridge, CB5. Situated directly on the river Cam, the property offers fantastic views over the river and is within easy walking distance of Cambridge's most famous parks and open spaces while being just over 1 mile from Cambridge city centre. Cambridge train station is less than two miles from the property and Cambridge North train station is only 1.2 miles away, which is around a seven minute cycle ride. The property itself, enjoys wonderfully modern and comfortable living, thanks to the extensive modernisation and extension completed by the current owners.

Radcliffe & Rust are delighted to offer for sale, this fantastic semi-detached Victorian property based on the river Cam. Offering four bedrooms set over three floors, the property has been cleverly extended and improved by the current owners and offers modern accommodation and a fantastic layout.

Upon entering the property, you are welcomed in to a bright hallway. The original curved arch and mouldings combine perfectly with the fresh white walls and patterned floor tiles. Within the hallway is the stairs leading to the first floor and a very useful storage area under the stairs for coats and bags. The first door you come to in the hallway leads to the open plan living and dining room. This inviting space has herringbone wooden flooring with a stunning bay window at the front of the living room which overlooks the river and floods the room with light. Within the living room there is the original chimney breast which could have a feature fire place or log burner installed if required by the new owner. The dining room can comfortably fit a dining table for six people and has French doors leading to the rear garden.

The kitchen overlooks the rear of the property. Consisting of modern shaker style cabinets, in a contrasting black, white and grey, with a white worktop and wooden-coloured floor tiles, the kitchen has a Leisure Cuisinemaster oven with five ring gas burner, stainless steel sink, pantry style cupboard with space for a full height fridge / freezer and breakfast bar style table and chairs. At the back of the kitchen, are French doors leading to the rear garden, this space could work fantastically well as a home office if required by the new owner.

On the first floor, the first room you come to is bedroom four. This room is currently being used as an office workspace and has been cleverly adapted by the current owner to become a split level room. The ladder leads to a small mezzanine area designed for a double-bed. The current owners are using it to store their books. Next to bedroom four is the family bathroom. This space is stylishly decorated with grey metro tiles and has a bath with overhead rain shower, W.C. and counter top hand basin. Bedroom three is accessed via two steps and overlooks the rear of the property. This room could comfortably fit a double bed. Bedroom two overlooks the front of the property providing enviable views of the River Cam. With two large windows, the room is filled with light and the alcoves of the chimney breast have been cleverly used with an open clothes rail on one side and shelves on the other.

The master suite of the property is spread over the whole of the second floor. With Velux windows to the front of the room and French doors leading to a Juliette balcony at the back of the room, this space is a peaceful haven with views over Cambridge rooftops. The current owner has cleverly exposed the bricks of the chimney breast to make it a real feature of the room and there is ample space for furniture. Off the master is the en-suite. This wet room style space has an open shower cubicle with curtain, W.C. and vanity hand basin with under sink storage. The en-suite is well lit thanks to a Velux window.

Outside, there is on-road resident permit parking directly outside the front of the property and

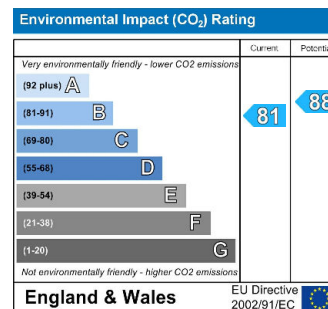
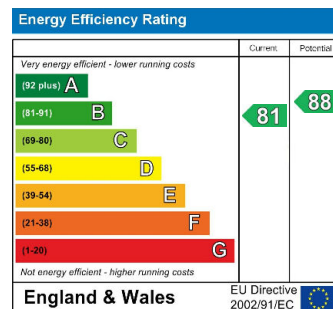
a courtyard front garden with tiled path leading to the front door. To the rear of the property, the rear garden can be accessed either via the French doors in the kitchen or dining room. The garden is mainly laid to grass with a selection of fruit trees and plants. At the end of the garden is a shed accessed via a footpath down the garden.

This property truly is a gem and is sure to be snapped up quickly so don't delay and book your viewing in today!

Please call us on 01223 307 898 to arrange a viewing and for all of your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold
Council tax band: E, £2,462 for 2022/23
Sold with no onward chain
Under floor heating to ground floor





Total area: approx. 121.6 sq. metres (1308.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

