



Radcliffe & Rust
Residential sales & lettings

2 The Homing, Cambridge CB5 8SD
Guide Price £450,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this beautifully improved three-bedroom semi-detached home, ideally positioned in The Homing on the eastern side of Cambridge. The property has been extensively modernised across the ground floor and further benefits from a private driveway, generous rear garden and a recently constructed garden studio finished to an excellent standard, providing a superb dedicated home office, gym or hobby space. The location is particularly convenient for both the city and Cambridge's major employment hubs, with Cambridge North railway station approximately 1 mile away and easily accessible via the Chisholm Trail, while Cambridge city centre is around 2 miles from the property. Everyday amenities are readily available along Newmarket Road, including Aldi and Tesco Superstore, together with the nearby retail parks offering a wide selection of shops, cafés, restaurants and leisure facilities. Families are also well catered for, with The Galfrid School approximately 0.4 miles away and St Bede's Inter-Church School around 1.4 miles away. The position also provides excellent road connections towards the A14 and M11, as well as convenient access to Cambridge Science Park, Cambridge Business Park, Addenbrooke's Hospital and the Biomedical Campus, making The Homing a particularly well-connected residential location for families and professionals alike.

Approaching the property, a private driveway sits to the front and provides comfortable off-road parking for two vehicles. A pathway leads through the established frontage to the front door, which opens into the entrance hallway. The hall is bright and welcoming, with patterned tiled flooring adding character and a staircase rising to the first floor. A doorway to the left provides access into the living area, although this is currently blocked by the owners to suit their preferred arrangement. Continuing along the hallway, there are two useful understairs storage cupboards, one of which houses the modern gas-fired boiler.

At the end of the hallway, the property opens dramatically into the superb open-plan living, dining and kitchen space, which is undoubtedly one of the home's standout features. Extending from the front to the rear of the property, the entire space is connected by attractive natural-toned wood flooring, creating a warm and cohesive finish throughout.

The living area occupies the front of the property and provides a comfortable yet spacious setting, with a large bay window allowing plenty of natural light to fill the room. The bay also adds to the sense of space and character, while the proportions comfortably accommodate a sofa alongside further freestanding furniture. From here, the room flows seamlessly into a further central living/dining area, creating an exceptionally versatile arrangement. The current owners have chosen to use the rear portion primarily as a generous kitchen/dining space, leaving the central section relatively open and providing plenty of additional room when hosting family and friends.

The kitchen itself has been modernised with a stylish range of light-coloured Shaker-style wall and base units, complemented by warm wood-effect work surfaces, brass-toned handles and a contrasting herringbone-pattern tiled splashback. There is an excellent amount of worktop and storage space, together with an attractive butler sink positioned beneath a window. This window looks across the side access towards the rear garden and, in addition to providing further natural light, creates a pleasant outlook from the kitchen. Appliances include a built-in microwave, integrated washing machine and integrated dishwasher, alongside cooking facilities.

The extended rear section transforms the kitchen/dining area into an especially bright and impressive space. A large roof lantern sits overhead, flooding the room with natural light, while recessed spotlights provide additional illumination. Across much of the rear elevation, wide black-framed bi-folding doors can be opened to create an almost uninterrupted connection between the house and garden. Combined with the kitchen window and roof lantern, this creates a wonderfully light-filled room and makes the rear of the property particularly well suited to entertaining during the warmer months.

Stepping through the bi-folding doors, there is a generous and established private rear garden. Immediately adjoining the house is a large decked terrace, providing an ideal setting for outdoor dining, seating and entertaining. Beyond this is an expanse of lawn bordered by mature shrubs, planting and established greenery, creating an attractive and relatively secluded setting.

Pebbled side access runs alongside the property and provides convenient access between the front and rear, while two well-sized garden sheds provide useful additional storage.

Positioned at the far end of the garden is a particularly impressive recently installed detached studio. Finished using premium materials, the studio provides a fantastic additional space completely separate from the main house. Its contemporary exterior is complemented by dark-framed bi-folding doors and two additional windows, while internally there is attractive light wood-effect flooring, neutral décor, two wall lights and an oil-filled radiator. Currently arranged as a home office and additional sitting area, it would lend itself equally well to home working, a gym, hobby room, creative studio or simply a separate retreat away from the main house.

Returning inside, the staircase rises from the entrance hall to the first-floor landing. The first bedroom reached is bedroom three, positioned to the rear of the property and enjoying an outlook across the garden. This room is currently presented with warm ochre-coloured walls contrasted by a striking woodland-inspired feature wallpaper, while wood-effect flooring provides a practical finish.

Adjacent is bedroom two, another rear-facing room and a comfortable double bedroom. This room is decorated predominantly in crisp, neutral tones and benefits from wood-effect flooring, a large window overlooking the rear garden and an attractive original feature fireplace, providing a reminder of the property's character.

Bedroom one is positioned at the front and is a generous double bedroom, with ample space for a large bed together with additional freestanding bedroom furniture. A wide bay window is a particularly attractive feature and allows excellent levels of natural light into the room. Deep blue-green wall tones give the space a rich finish, while another original feature fireplace provides an attractive focal point and further character.

Completing the first-floor accommodation, at the end of the landing is the recently refitted family bathroom. The room has been finished in a stylish combination of soft blue-green painted walls and neutral brick-effect tiling. A freestanding-style bath forms the centrepiece, complete with an overhead rainfall-style shower and glazed shower screen. There is also a wash hand basin set above a blue-grey vanity unit, WC and obscured window providing both natural light and privacy.

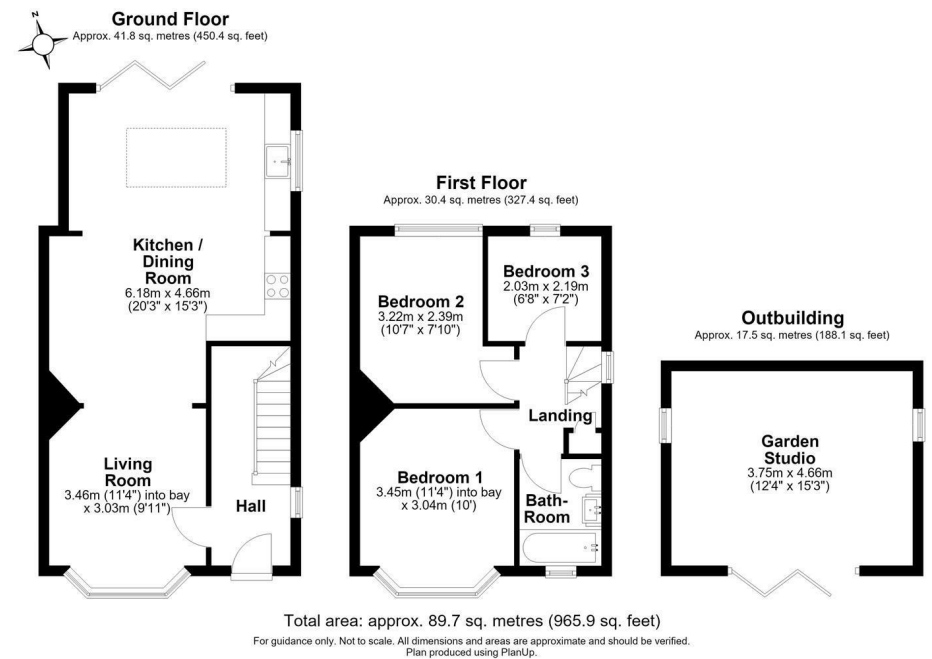
Overall, this is a wonderfully versatile family home which combines the character and proportions of an established semi-detached property with a substantially improved open-plan ground floor, generous garden and an excellent detached studio.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agent Notes

Tenure: Freehold
Council Tax: Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

