



Ongar Court, Cambridge  
CB5 8UH

**Pocock + Shaw**



4 Ongar Court  
Cambridge  
Cambridgeshire  
CB5 8UH

A much improved and extended semi-detached house with 3 double bedrooms in a convenient location, east of the city centre, off Newmarket Road

- Extended and much improved 3 bedroom semi-detached property
- Superb Kitchen/ Dining Orangery to rear
- Fitted kitchen with quartz worksurfaces and kitchen island and porcelain floor tiles
- 5m bi-folding doors opening up to patio garden
- Upgraded bathroom with Aqualisa shower unit
- Many appealing internal features
- LVT flooring to first floor
- Gas central heating and double glazing
- Granite paved driveway leading to the garage
- Enclosed rear patio area

Guide Price £495,000





Ongar Court is situated off Ditton Lane, on the eastern edge of Cambridge, about two and a half miles from the city centre and conveniently placed for local facilities. There is a parade of shops and a medical centre just a few hundred yards away on Ditton Lane, nearby access onto the A14, Fen Ditton and the river are a short walk away and there is a regular bus service to the city centre.

The property has been professionally and comprehensively refurbished/ improved by the current vendor, including the addition of a superb and very spacious kitchen/dining orangery to the rear. This spacious property now offers stylish accommodation over two floors and in detail comprises;

**Ground Floor** Part glazed contemporary styled front door to

**Reception lobby** with window to front, radiator, recessed ceiling spotlight, door to inner lobby (see later) and dark oak engineered timber flooring, door to

**Cloakroom** with window to side, vanity wash handbasin, fully tiled walls with mirrored mosaic glass border detailing, WC, chrome heated towel rail, recessed ceiling spotlights, porcelain tiling to floor.

**Inner lobby** with recessed ceiling spotlights, stairs to first floor, dark oak engineered timber flooring, opening onto

**Front reception room** 10'1" x 9'1" (3.07 m x 2.76 m) with window to front, tubular radiator, recessed ceiling spotlights, dark oak engineered timber flooring, glazed 'pocket' sliding doors to

**Kitchen/dining/orangery** 22'11" x 19'4" (6.98 m x 5.89 m) a superb space with large glass vaulted roof lantern with LED lighting, recessed ceiling spotlights, bi-folding aluminium doors (approx 5.2m) opening to the garden, side door with frosted glass, doors to understairs cupboard. Excellent range of fitted wall and base units with 30mm quartz work surfaces, under unit lighting, four ring gas hob with coloured glass splashbacks and chimney extractor hood over, Neff eye level double oven with steamer and microwave function,

kitchen/island with inbuilt breakfast bar, sink unit with routed drainer, integrated washing machine and dishwasher, space and plumbing for American style fridge/freezer, large 75cm square porcelain floor tiles.

**Living room** 17'7" x 11'6" (5.35 m x 3.50 m) with window to front, recessed ceiling spotlights, tubular radiator, dark oak engineered wood plank flooring, door to kitchen/dining/orangery.

### First Floor

**Landing** with loft access hatch with ladder to fully boarded loft, built in cupboard with coat rail, shelving and lighting, further cupboard housing the Linea HE gas central heating boiler.

**Bedroom 1** 10'10" x 10'1" (3.31 m x 3.08 m) with window to front, radiator, recessed shelving nook to one wall, door to large cupboard with hanging rails, shelving and lighting.

**Bedroom 2** 11'6" x 9'8" (3.51 m x 2.95 m) with window to front, radiator.

**Bedroom 3** 7'7" x 8'4" (2.30 m x 2.55 m) with window to rear, radiator.

**Bathroom** with window to rear, panelled bath with tiled surround and Aqualisa mixer taps and shower attachment, shaped glass shower screen, WC, recessed ceiling spotlights, large vanity wash handbasin with mirror fronted cabinet over, extractor fan, heated towel rail, porcelain floor and wall tiles.

**Outside** Shallow front garden area set behind a brick retaining wall with adjacent Lunar concrete paved driveway leading to the

**Garage** 17'9" x 8'2" (5.40 m x 2.50 m) with double doors to rear patio area, power and lighting, glazed door to front.

**Rear garden** 26'3" x 13'1" (8.00 m x 4.00 m) Porcelain tiled patio with drainage system, railway sleeper borders, outside power points. The whole offering a high degree of privacy.

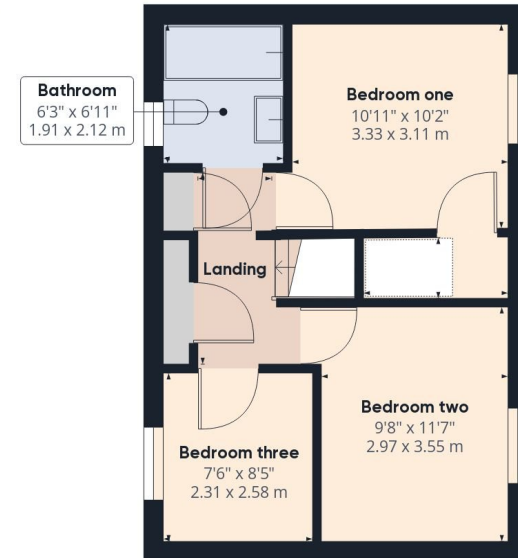


**Services** All mains services.

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	76	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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