

Covers wonen
MAKELAARS

Kapelstraat 89

UTRECHT

ASKING PRICE

€ 725,000 k.k.

COVERSWONEN.NL
030 - 25 20 500

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FOR SALE · HOUSE · SINGLE-FAMILY HOME · TERRACED HOUSE

Kapelstraat 89, Utrecht

108 m²	82 m²	4	5	1860	D
LIVING AREA	PLOT	BEDROOMS	ROOMS	BUILT	ENERGY LABEL

This charming 4-bedroom family home with a garden is located in Wittevrouwen, just around the corner from Griftpark!

Back garden · On a quiet road · In a residential area · Mechanical ventilation · Natural ventilation · Paid parking

DESCRIPTION

About this property

The location of this exceptionally bright house is highly appealing. From Kapelstraat, you can easily walk to schools, childcare facilities, shops, and charming cafés and restaurants. Griftpark and several lovely playgrounds are also just a short distance away. You can reach Utrecht city center by bike in just a few minutes. By car, you also have quick access to major arterial roads from Wittevrouwen.

This home offers the best of both worlds: the vibrancy and diversity of the city combined with the friendly, relaxed atmosphere of a characterful residential street!

LAYOUT

GROUND FLOOR

The entrance leads into a hallway that opens into the living room. The exceptionally bright living room has been extended across the full width of the house and features beautiful wooden flooring. Large windows make this a delightful space for living, socializing, and lounging, as well as for long, leisurely dinners near the open-plan kitchen at the rear. The kitchen is located at the back and features stone flooring and a concrete-look countertop. It is fully equipped with a refrigerator, freezer, dishwasher, five-burner gas stove, extractor hood, and a wide oven. Adjoining the kitchen is a practical utility room with connections for a washing machine and dryer. This area also includes a modern toilet with a small sink and a window. French doors open onto the spacious terrace, which is paved with natural stone—a perfect spot to enjoy the sun from morning through to the afternoon.

FIRST FLOOR

The landing provides access to two spacious bedrooms and the modern bathroom. One of the bedrooms features a wall-to-wall wardrobe with sliding doors, offering plenty of practical storage space. The modern bathroom is fully equipped with a bathtub, separate walk-in shower, washbasin, designer radiator, and a second toilet. The entire floor features warm oak parquet flooring.

SECOND FLOOR

The second floor also offers plenty of space. It houses two bedrooms: one featuring two characterful dormer windows and the other a full-width dormer. As a result, the rooms are not only spacious but also wonderfully bright. Additionally, there is a separate, spacious storage room housing the central heating unit—an ideal spot for items not needed on a daily basis. This floor is also finished with beautiful oak parquet flooring.

KEY FEATURES

- Excellent family home in a sought-after location;
- Living area approximately 108 sqm²;
- Plot size 82 sqm²;
- Four bedrooms;
- Extended, light-filled living room;
- Sunny, spacious citygarden;
- Delivery: in consultation, preferably on short notice.

FLOOR PLANS

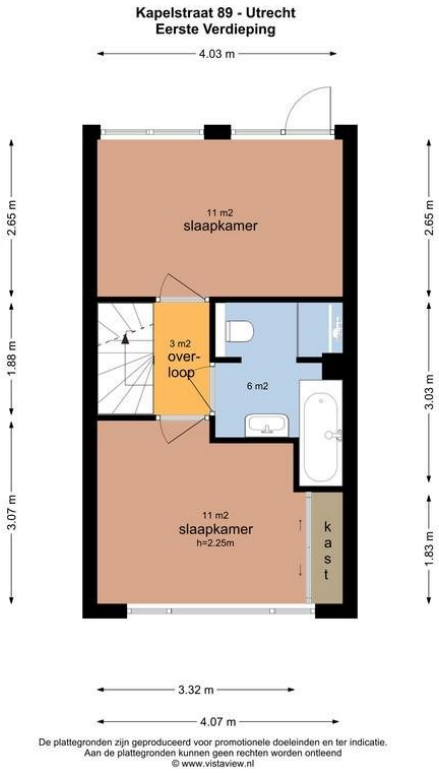
Kapelstraat 89

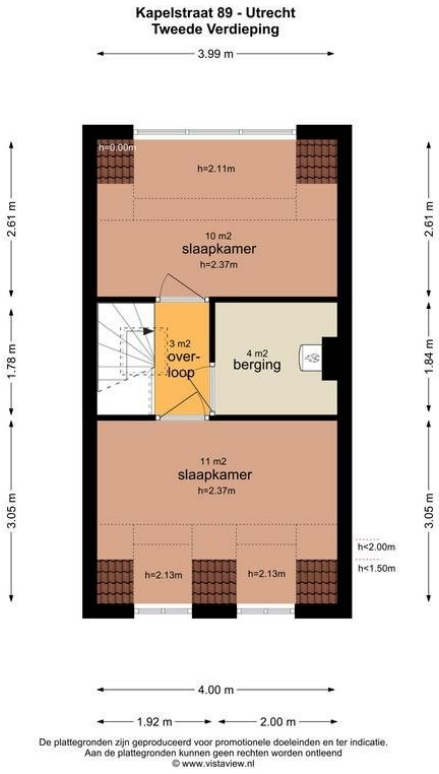




FLOOR PLANS

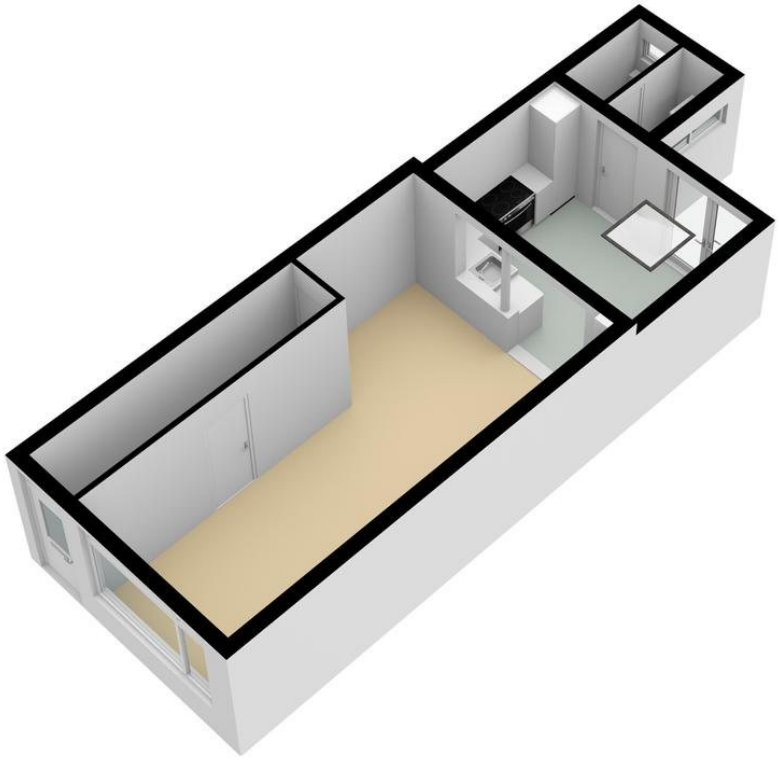
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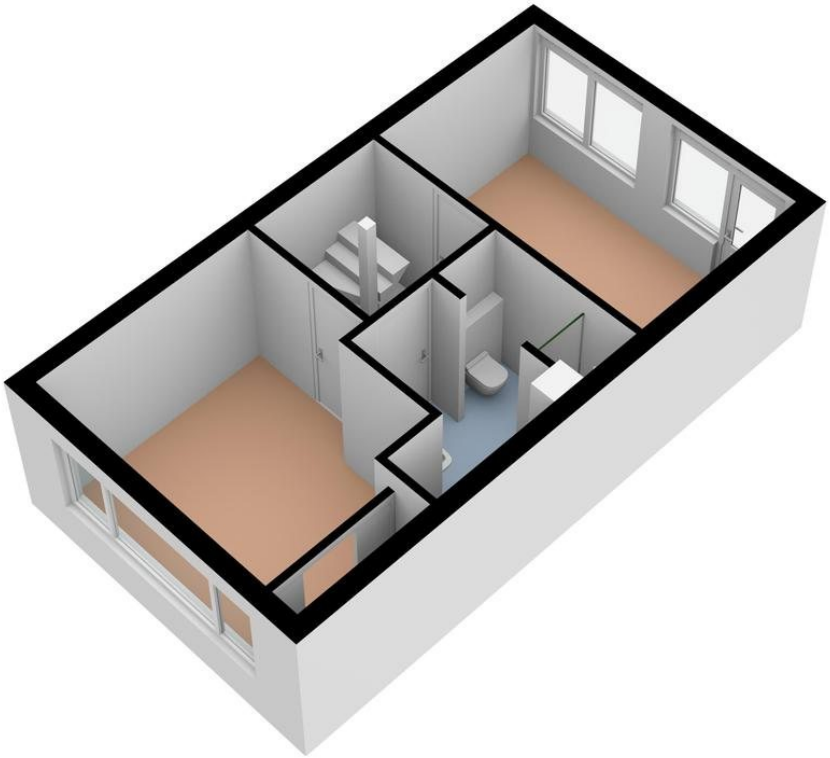




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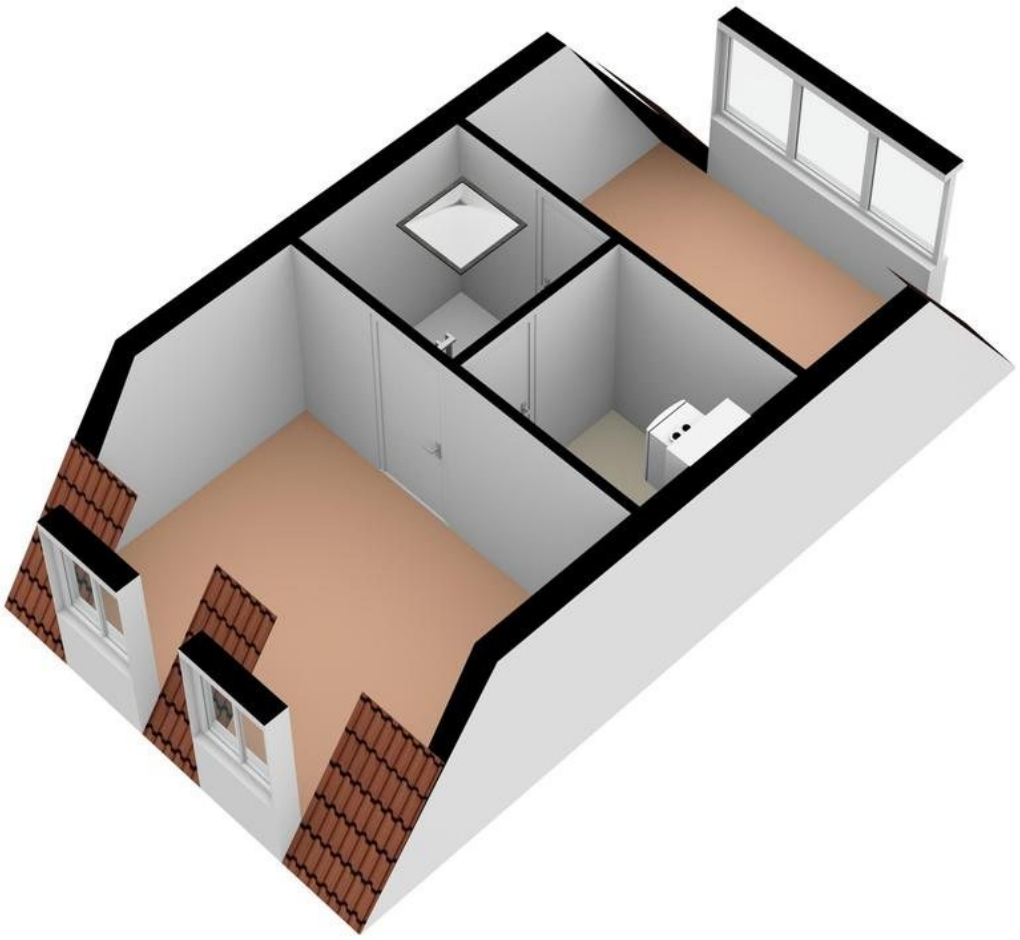
Kapelstraat 89





FLOOR PLANS

Kapelstraat 89



SPECIFICATIONS

Kapelstraat 89, Utrecht

TRANSFER

Asking price	€ 725,000 k.k.
Status	Available
Acceptance	On date

CONSTRUCTION

Type of property	House · Single-family home · Terraced house
Built	1860
Construction type	Existing build
Roof	Composite roof
Maintenance inside	Good
Maintenance outside	Good

AREAS AND VOLUME

Living	108 m²
Plot	82 m²
Volume	383 m³

LAYOUT

Number of rooms	5 rooms (4 bedrooms)
Number of bathrooms	1
Bathroom facilities	Bath, Toilet, Washbasin, Vanity unit, Walk-in shower
Kitchen	Open kitchen, Kitchen-diner, Built-in appliances
Number of floors	3
Facilities	Mechanical ventilation, Natural ventilation

ENERGY

Energy label	D
Insulation	Roof insulation, Double glazing
Heating	Central heating boiler
Hot water	Central heating boiler
Boiler	Gas, Owned

OUTDOOR SPACE

Location	On a quiet road, In a residential area
Garden	Back garden
Garden condition	Well kept
Main garden	Back garden, 26 m², facing oost

PARKING

Type of parking	Paid parking, Parking permits

CADASTRAL DETAILS

Ownership	Freehold
Parcel	Abstede B 5183

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WANT TO KNOW MORE OR VIEW THE PROPERTY?

Get in touch with us

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