



Bush & Co.



13 Musgrave Drive, Cambridge, CB2 0AQ

Guide Price £1,000,000 Freehold



Energy Rating Band B

13 Musgrave Drive, is a wonderful 4-bedroom family home, constructed and finished to a high specification, by the award-winning developers Hill. Measuring nearly 2000sqft with beautifully laid out accommodation over 3 floors, the internal accommodation is complemented by 2 large balconies, one of which is off the principal bedroom suite, the other directly off the living room. The property has been designed with energy efficiency in mind, and incorporates latest 21st century technology.

The ground floor accommodation, is light and airy, a welcoming wide entrance hallway gives access to all ground floor rooms, there is a WC, comms cupboard and stairs rising to the first floor.

Entering the dining/family room, you feel a real sense of space within the open plan layout, modern and contemporary in design, it is a fabulous large space for entertaining, dual aspect window allows plentiful natural light. The kitchen continues seamlessly through which makes this superb place to relax and entertain.

The bespoke stylish German kitchen, features plentiful storage, with high gloss soft closing cabinets and drawers, composite worktops creating a smart and modern look. All Siemens appliances are integrated and include, oven, induction hob, microwave, fridge freezer. There is a breakfast bar for informal dining. Bi folding doors lead out to the courtyard garden. The ground floor accommodation is finished with a utility room with space and plumbing for various appliances, units and worktops to compliment the kitchen and a cloakroom with hand wash basin and WC.

The first-floor accommodation is all of a central landing. A very spacious living room is bright and airy with double aspect windows and bi folding door leading to a roof terrace, which has a wrought iron staircase giving access to the courtyard garden below. There are 3 bedrooms on this level, all doubles, bedroom 2 has the benefit of en suit shower room with hand wash basin and WC. The family bathroom, has a bath with shower over, hand wash basin and WC, finished with contemporary floor to ceiling tiling.

The second floor, is exclusively used for the principal bedroom, a spectacular space, with walk in wardrobe, large, ensuite bathroom with bath, separate shower, hand wash basin, WC. A glazed door leads out to the private roof terrace which provides stunning views across the city.

Outside There is a double garage with electric door, off street parking. The private courtyard garden is a good size, a door gives access to the garage, there are stairs leading to the first-floor terrace.

Externally this stunning family home has 3 outside spaces to enjoy, the courtyard, and large terraces on both the first and second floors.

Service charge £280 per annum

Musgrave Drive forms part of the highly regarded Ninewells development located on the Southern fringe of the city of Cambridge which is just a short walk to the Addenbrookes hospital biomedical campus. Easy access is also afforded to the many educational institutions along Hills Road with the mainline railway station less than 2 miles away and the historic city centre around 2.5 miles. This thoughtfully designed scheme offers a fine mix of contemporary townhouses and apartments alongside open spaces and play areas.



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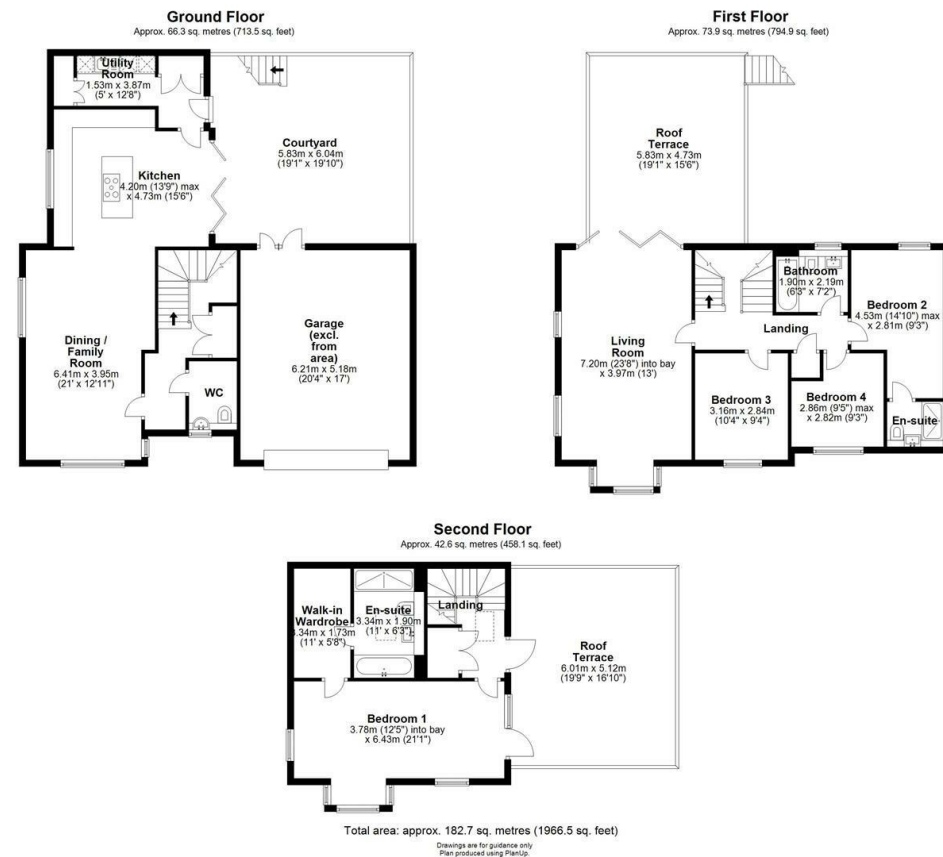
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