



Bush & Co.



77 Sturton Street, Cambridge, Cambridgeshire, CB1 2QG

£625,000 Freehold



Energy Rating Band D

77 Sturton Street, is a deceptively spacious 3-bedroom family home, located in the ever-popular Petersfield ward having been cleverly extended to provide, well planned unique accommodation arranged over 3 floors measuring nearly 820 SQFT. Being sold with the distinct advantage with no onward chain

In brief the accommodation consists; a delightful open plan living/dining room, is light bright and airy, has glazed door to inner courtyard garden, stairs rising to first floor with storage cupboard beneath.

The inner hallway integrates the living/dining room to the kitchen, there is a glazed door to the side courtyard.

The kitchen has a wonderful vaulted ceiling, with large Velux window creating a real sense of space, there is a range of matching cabinets and drawers ample worksurfaces, space and plumbing for various appliances, tiled flooring, French doors lead out to the rear garden.

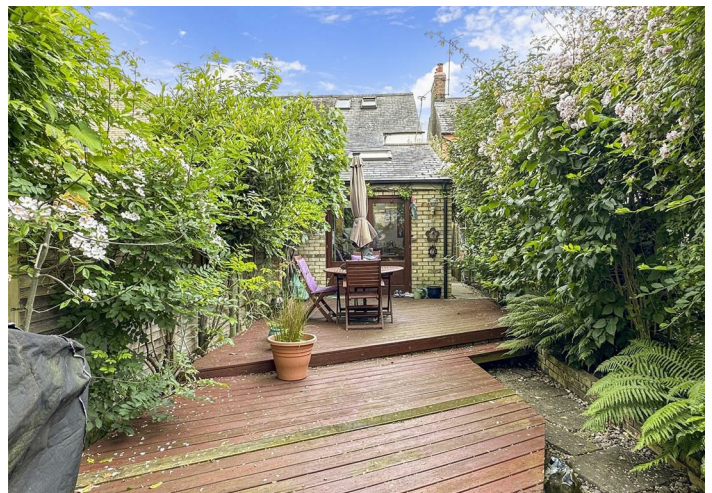
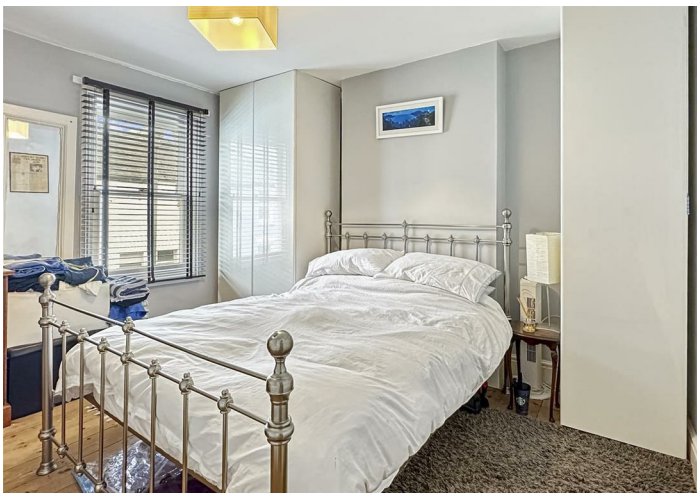
On the first floor; there are 2 bedrooms and a family bathroom all accessed off a central landing that has stairs rising to the first floor and Velux window. The principal bedroom is large double with built in storage window to front aspect. Bedroom 2 is a single. The family bathroom is modern in design and has a bath with shower over, hand wash basin WC, finished with contemporary tiling.

The second floor forms the loft extension which has bedroom 3, there are 2 large Velux windows providing natural light.

Outside; The property is set back from the road, behind a low brick wall. A secure gate gives access to the side passageway, which leads to the inner courtyard and in turn to the garden. The delightful, landscaped private rear garden is of particular note, there is a timber decked area, leading to a patio with pathway and shrub borders with beautiful mature planting creating a real oasis of calm and tranquillity. A further section of the garden is laid to lawn, at the foot is a further patio area and wooden storage shed.

Sturton Street is situated in a prime Petersfield location within easy reach of the historic city centre. The area is currently experiencing a surge in development investment with both the Grafton and Beehive centres proposing large scale world class science hubs as well as further general commercial and residential improvement schemes.

The historic city centre is a short walk away, as is the mainline railway station, the retail park and multiple green spaces including Parkers Piece.



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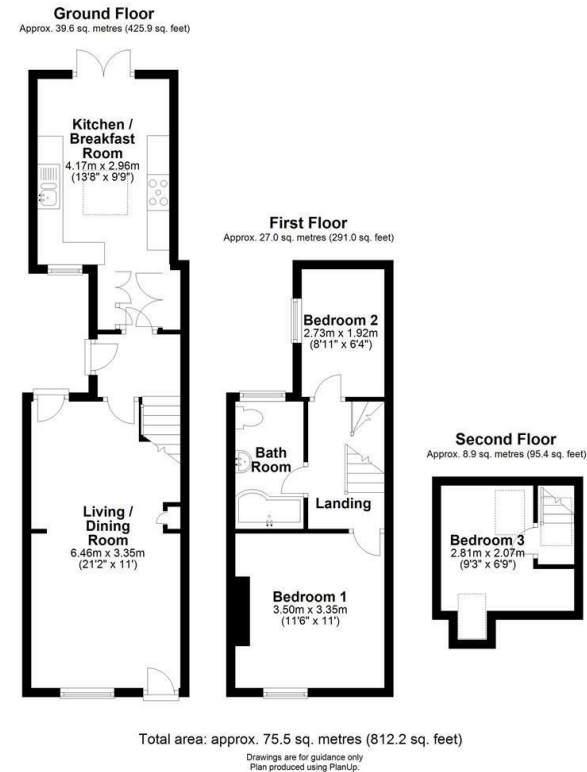
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Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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