



Bush & Co.





## 23 North Street, Cambridge, CB4 3QN

**Guide Price £850,000 Freehold**



**Energy Rating Band B**

23 North Street is a stunning individual, architect designed 4-bedroom family home, with high quality finishes throughout. The property has been extensively remodelled, extended and modernised, by the current owners in 2022, with many appealing features, including Zinc roof, lower courtyard, feature windows, vaulted ceilings, air source heat pump providing underfloor heating throughout all three levels on separate zones and solar panelling which has been newly installed and provides an efficient system reducing reliance on gas. The well-planned accommodation is arranged over 3 floors offering 1390 SQ FT of living space.

In brief the accommodation consists; A wide welcoming entrance hallway has stairs rising to both the lower floor and the first floor, with glass balustrade and LED lighting.

The kitchen/living/dining room, is open plan in design, a wonderful entertaining space and the hub of the home, light bright and airy with 3 floor to ceiling windows to the rear aspect and a glazed door leading to the feature metal walkway that continues through to the garden and has steel stairs leading down to the lower courtyard.

The modern kitchen has an extensive range of matching cabinets and drawers, ample wooden work surfaces, The integrated appliances include, Hotpoint washing machine, Bosch dishwasher, fridge/freezer, Neff oven, 4 ring hob with extractor over. There is a breakfast bar for informal dining.

The ground floor accommodation finishes with a WC with hand wash basin beautifully finished with Terrazzo tiling.

The lower ground floor, has 2 bedrooms, both doubles. Bedroom 2 benefits from en suite shower room, WC and hand wash basin. There are patio doors that lead out to the private lower courtyard garden. The family bathroom has a bath with shower over, WC and hand wash basin. Bedroom 3 is a double, with door to rear courtyard.

The first-floor accommodation was added by the current vendors in 2022 to create a truly unique extension, the attention to detail and design is exemplary, the upper landing has feature vaulted ceiling, storage cupboards. At the foot of the landing is bedroom 4 which is a double and has window to rear aspect and large Velux. The primary bedroom is a real feature of note, a large double with vaulted ceiling and spectacular feature picture window that provides plentiful natural light, there is also a large Velux. The primary bedroom has the benefit of en suite facilities, including walk in shower, WC, hand wash basin finished with contemporary floor to ceiling tiling from Porcelanosa.

Outside; the property is set back from the road, there is off street parking for 1-2 vehicles, a large storage shed for bicycles. The rear garden, has split levels, the lower courtyard garden is completely private and block paved for low maintenance the main garden has a patio, the remainder laid to lawn, with shrub borders. A secure wooden gate allows back access, that takes you back on to North Street.

North street is a quiet no through road just off Histon Road, located to the north side of the city which offers convenient access to the city centre as well as major employers at the Milton Road Science and Business Parks. The A14/M11 are within easy reach and bus and cycle lanes lead directly to the centre. Local shops and facilities are in abundance as well as supermarkets, coffee shops and schooling for all ages including within catchment for Ofsted OUTSTANDING rated state secondary school.







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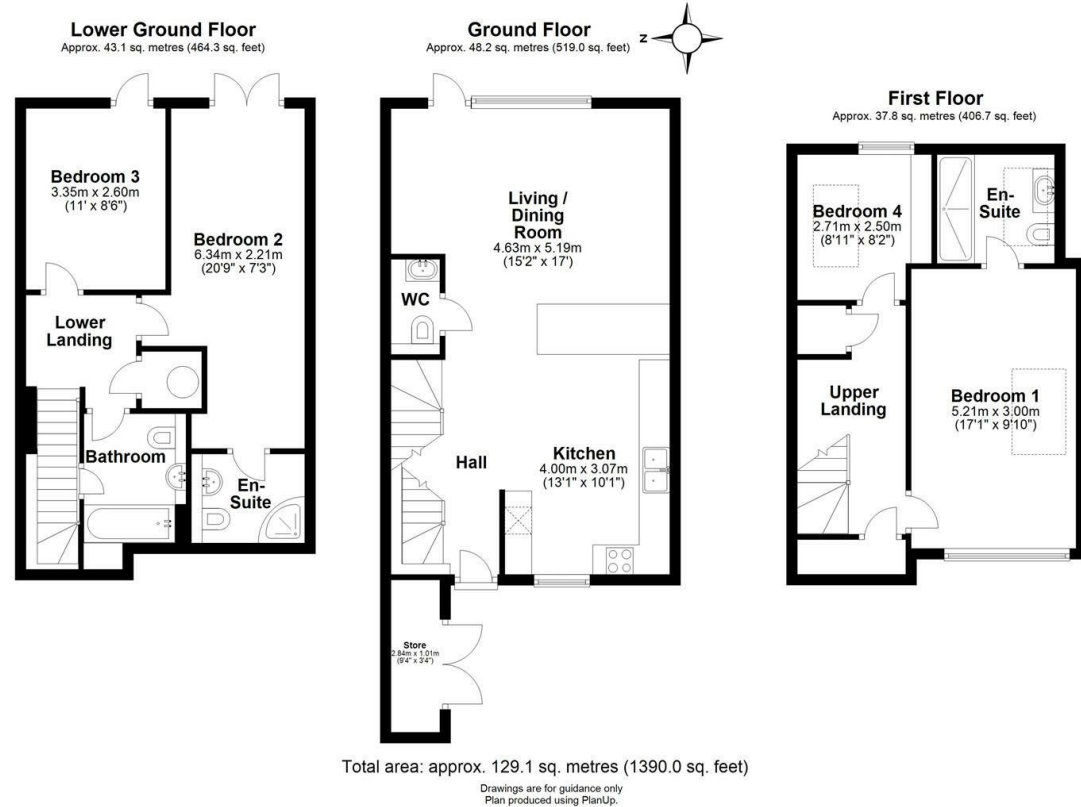
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## Further Information

Tenure - Freehold

Council Tax - Band C

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

Viewing - By Appointment

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