



Bush & Co.



20 Queens Meadow, Cherry Hinton, CB1 3JN

Guide Price £675,000 Freehold



Energy Rating Band C

20 Queens Meadow is a fantastic semi-detached family home, comprehensively renovated and extended in 2019 by the current owners, the property is superbly finished throughout and offers well planned accommodation over 2 floors measuring over 1400 SQFT, including the self-contained annexe. There is further potential to extend STPP. The location is excellent in close proximity to the local High Street, Addenbrookes Hospital and Bio Medical Campus and the mainline Railway station.

In brief the accommodation consists; A porch has space for footwear and coats, with a tiled floor that continues through to the cloakroom with WC and hand wash basin.

The hallway has bespoke under stairs storage cupboard, door to dining room and oak staircase rising to the first floor, oak floorboards that continue through the remainder of the ground floor

The Kitchen / breakfast room, is open plan in design through to the dining room. There is a wood burning stove. The kitchen is modern in design there is a range of matching cabinets and drawers, Quartz work surfaces, integrated dishwasher, Bosch double oven, 4 ring hob, with extractor above. A large island for informal dining also with Quartz worktop and storage cupboards beneath.

The living room is the real heart of the home, with fantastic vaulted ceiling with beams, this forms the impressive ground floor extension spanning over 16 FT by 16 FT this room is filled with natural light and has 2 Velux windows, patio doors leading to the rear garden and 2 further windows.

The first floor has 3 bedrooms, all off a central landing there are oak floorboards throughout the first floor. The principal bedroom is a great size double and is located to the rear of the property. Bedroom 2 again is a double, bedroom 3 is a comfortable single.

The bathroom is contemporary in design with walk in shower, hand wash basin and WC finished with modern tiling.

At the foot of the garden is great addition a brick built self-contained annexe, constructed in 2022, useable for a variety of different uses, the annexe has a kitchenette with storage cupboards, space and plumbing for appliances, oak worktop, under floor heating throughout. The shower room has a WC and hand wash basin.

Outside; The property is set back from the road with off street parking for 2 vehicles on a block paved driveway. Secure wooden gates give access to a wide area to the side of the home this could easily form part of any further extension to the property. The large private rear garden is a real feature of note measuring over 50 FT in length, there are Apple, plum and pear trees, the remainder laid to lawn, with shrub borders. To the rear of the garden there is a garage that has power and light connected, and timber storage shed.

Cherry Hinton is located south east of Cambridge and benefits from many local facilities. As a self contained village there are a wide range of shops and services, primary and nursery schooling, a bank, library and the nearby Cherry Hinton Hall park. Access is also convenient to Addenbrookes Hospital, the cycle path to the Cambridge Train Station, the A10 and A14 with a regular bus service to the City Centre. Both the established Tescos and Sainsburys superstores are a short distance away.



Exceptional service in Cambridge and the surrounding villages

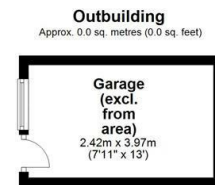
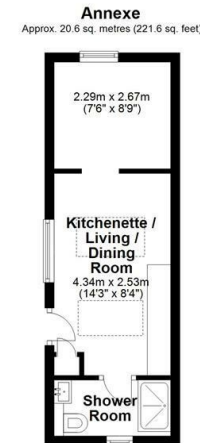
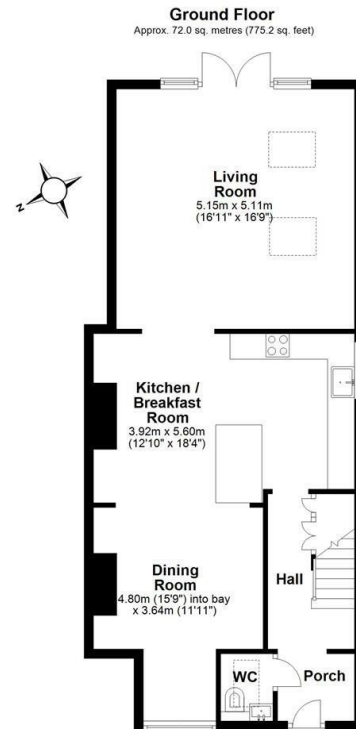
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Total area: approx. 130.2 sq. metres (1401.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

www.bushandco.co.uk

