



Newingham Crescent, Cambridge

Price: Freehold £425,000 offers over

- Contemporary Town House
- Three Good Sized Bedrooms
- Open Plan Living
- Bi Fold doors to Living Area
- Attractive Gardens
- Parking

EPC Rating: C



A stunning three bedroom three storey town house, situated overlooking a quiet green, on the edge of the popular Orchard Park development.

This excellent home offers flexible accommodation for the modern family, and features open plan contemporary living to the ground floor, with well proportioned bedrooms to the first and second floors.

The beautifully finished kitchen has an array of integrated appliances, and there is a smart, stylish landscaped low maintenance rear garden, with large storage shed and allocated parking space to the immediate rear.

AN EARLY VIEWING OF THIS DESIRABLE HOME IS THOROUGHLY RECOMMENDED.

Accommodation Includes

Entrance Hall

Entrance door, engineered wood flooring, staircase to first floor, radiator, door to kitchen, door to Lounge/Dining Room.

Kitchen

11'8 x 7'8 (3.55m x 2.33m).

Window to front, a contemporary fitted kitchen comprising of single drainer sink unit, cupboards under, working surfaces, a range of units at eye and base levels, integrated electric double oven, gas hob and extractor hood over, integrated washing machine and dishwasher, fridge/freezer, tiled floor, through to;

Open Plan Lounge/Dining Room

17'4 x 18' (5.28m x 5.48m).

Wonderful bi-fold doors that open out onto the attractive garden area, engineered wood flooring with underfloor heating, built in understairs cupboard.

First Floor Landing

Window to rear, radiator, staircase to second floor.

Bedroom Two

13'10 x 13' max (4.21m x 3.96m).

Two windows to front, radiator.

Bathroom/Shower Room

Frosted window to rear, four piece fitted suite of WC, vanity wash hand basin, tiled bath, tiled shower cubicle, extractor fan, tiled floor.

Separate WC

With WC, vanity wash hand basin, half tiled walls, radiator.

Second Floor Landing

Window to rear, radiator.

Bedroom One

13'10 x 13' max (4.21m x 3.96m).

Two windows to front, radiator, airing cupboard.

Bedroom Three

10' x 8'4 (3.04m x 2.54m).

Window to rear, radiator.

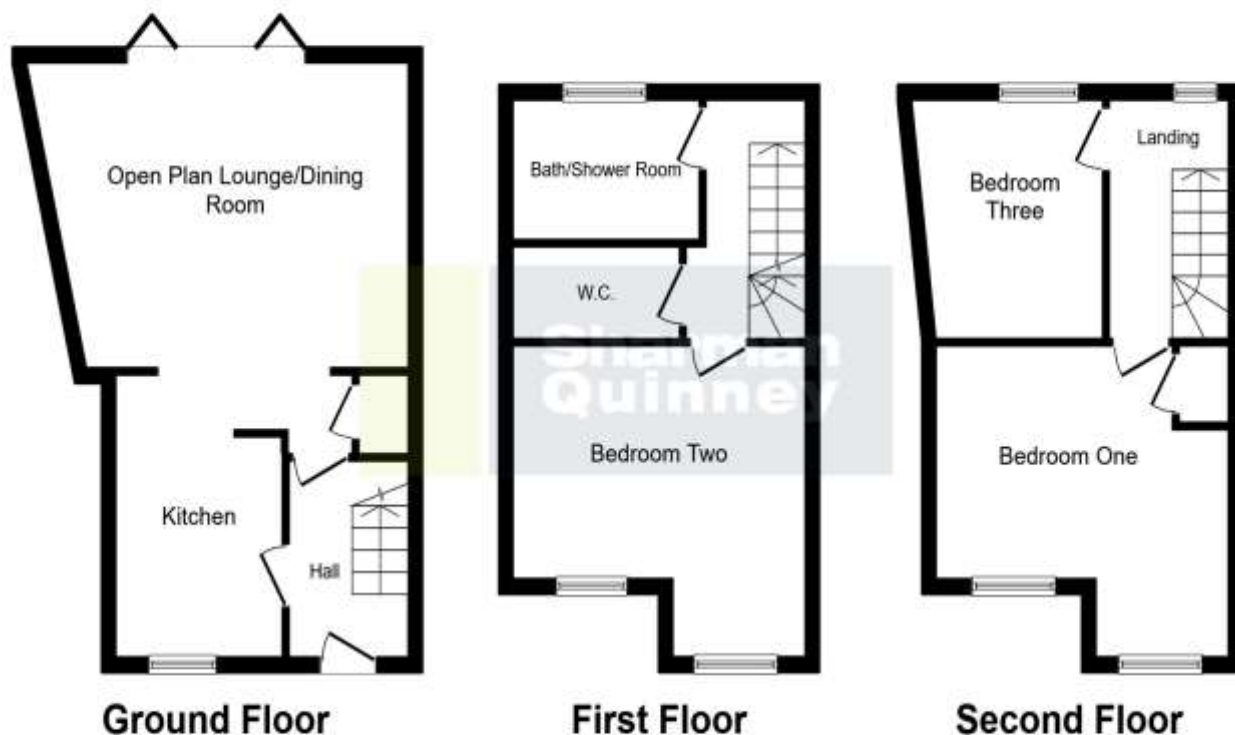
Outside

The property is situated within an attractive crescent shaped terrace, overlooking and a well maintained green.

At the rear of the house is a smart landscaped garden with decking with lighting, artificial turf and access to a large shed for storage. There is gated access to the allocated parking space to the rear.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP100336 – 0004



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Sharman Quinney. Powered by www.focalagent.com

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