



Headly Street, Cambridge

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A four year old two to three bedroom, individually crafted house located off Mill Road at the exclusive Ironworks development. Offering expansive accommodation with a large remote controlled garage and enclosed courtyard garden, two spacious bedrooms one with a terrace, the other with a luxurious ensuite and the option to use the third bedroom as a home office or small bedroom.

Offering the best of 21st century living in the heart of Cambridge City Centre, close to Cambridge Train Station.

£2,550 pcm

Headly Street, Cambridge,  
CB1 2GH



Located on the Kingston Mews section of the recently built Ironworks development, this smart mews style home has a ground floor layout which is social and flexible making it perfect for small families and guests. With a spacious first floor providing comfortable and elegant living in the heart of the City Centre.

The entrance is bright and functional with a WC and storage cupboard. Leading on to the living space with Amtico flooring throughout, under stairs storage and large sliding doors. The bespoke kitchen is finished with luxury high gloss units and Caesarstone worktops, ceramic hob and glass splash backs. Finished with LED feature lights and energy efficient appliance including an integrated dishwasher, Bosh oven, built in microwave and a large Zanussi fridge freezer.

Being tucked around the corner the kitchen has the feel of a separate room but with the benefits of being part of the living space so you can chat and keep the eye of those in the living and dining area, as well as the sliding door creating a seamless connection to the courtyard garden.



On the first floor there is a large master bedroom with built in mirrored wardrobes and a luxury ensuite. Both the ensuite and family bathroom comprise of a smart white suite, Hansgrohe fittings, feature dark wood mirror with LED lighting and matching vanity top and heated chrome towel rail, the ensuite has a low profile walk in double width shower and there is a bath with shower over in the main bathroom. The second bedroom has its own private terrace, a perfect place for a morning coffee. The third room while smaller, would be ideal for a baby's bedroom, a home office or a snug.

There is high efficiency double glazing to all doors and windows throughout as well as a practical integral garage, with a secure electric door, electric car charging port, bicycle storage and a bin store area, which leads through to the courtyard garden. There is underfloor heating to the ground floor and gas central heating radiators to the upper floor. A washer/dryer has been provided in the designated landing laundry cupboard and the house is pre-wired for broadband connection.

Available 8 July 2024. Video tour available.





104sqm / 1119sqft

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2/3 bed, 2 bath, 1 recep

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EPC - B / 85

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Council tax band - D

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Gas central heating

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Off road parking and garage

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Roof terrace

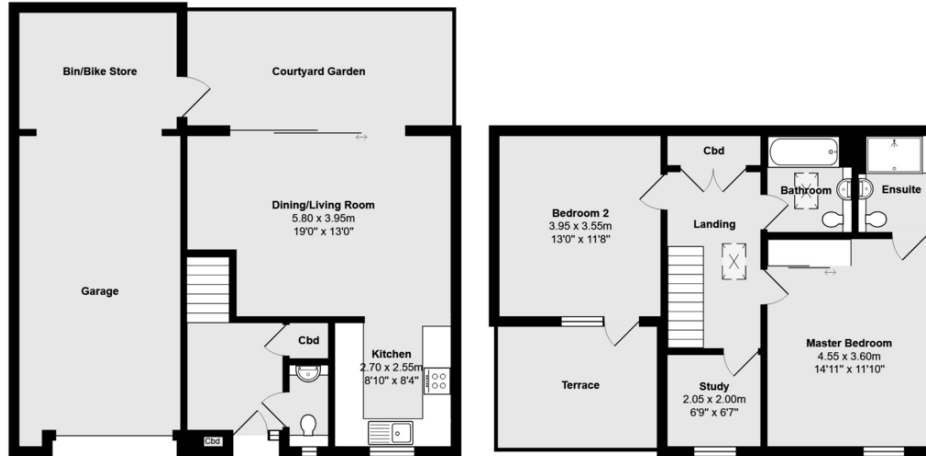
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Available July 2024

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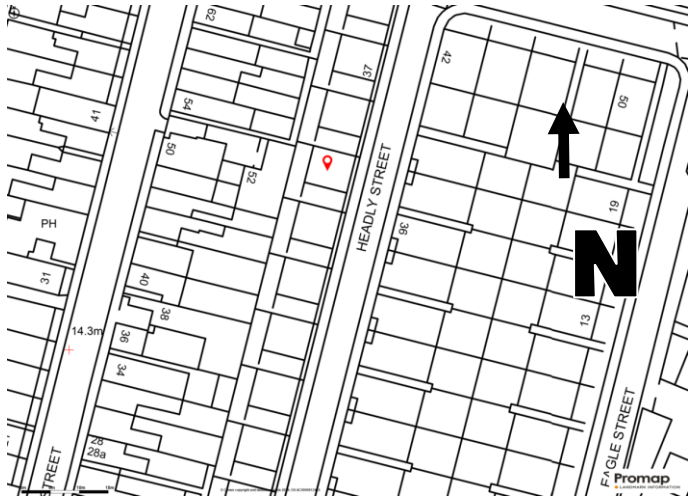
## Headly Street



Total Area: 104.0 m<sup>2</sup> ... 1119 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by: charlesjharrison.co.uk



Located close to Mill Road, on the site of the old Eagle Foundry, birth place to the only locomotive to be ever be built in Cambridge 'The Eagle'. The Ironworks development is individually crafted homes offering the best of 21st century living in the heart of Cambridge. The distinctive collection of town houses and apartments are in keeping with the Victorian architecture and industrial heritage or the area. Designed to enhance the eclectic nature of this vibrant and thriving area, Ironworks is the perfect foundation for a unique urban lifestyle to be enjoyed by all ages, both moving to the area and the surround community with green open spaces, rainwater gardens, picnic areas, high quality landscaping and a community centre woven into the developments design. As part of Ironworks there will be a working partnership with a group of commissioned artists to deliver a public art programme inspired by the history of the area and the local community. Hoping to explore and articulate what makes this part of Cambridge unique, as part of Resonance Cambridge which is an extensive programme engaging and inspiring communities through art, heritage and creativity. There is a unique blend of bold and contemporary architectural design, with an array of different bricks, roof designs, front door colours and use of metal framing to make a strong statement in a place that is buzzing with independent cafes, restaurants and shops, only eight minutes walks from Cambridge Train Station and a twenty minute walk or 6 minutes cycle to the Market Square in the city centre. Ironworks will also be a key link on the new Chrisholm Trail, a cycle route that will provide a safe off-road, traffic free route between Cambridge Train Station and the

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