



EH

EXQUISITE
HOME



IMMACULATE FAMILY HOME IN THE PERFECT LOCATION

To the east of the city, close to Addenbrookes, Cambridge North station, the A14 and open countryside is this handsome family home arranged over three floors and standing on a modern new development build in 2023 by Hills and bought new by the present owners, off plan. The house benefits from a dedicated parking space and an integrated garage with electric doors as well as an electric car charging point. The front door opens into the hallway with the curving staircase leading to the first floor. There is a sleek, elegant cloakroom leading off. To the left is the sitting room flooded with natural light, as all the rooms in this lovely house are, due to the very large windows. Painted in on trend dark green and with a wooden floor, this is an inviting family space. The sleek, contemporary kitchen/breakfast room is light and spacious with bifold doors opening out on to the south facing garden. The kitchen is by Symphony with Silestone worktops, an integrated double electric oven and combi microwave, fridge freezer, dishwasher and washing machine/dryer. The island has seating and an induction hob with four rings. There is more than enough room for a table, chairs and furniture and this is a pleasant, sunny room which has hosted many happy family meals. In the summer, the outside comes in as the bifold doors are thrown open to include the outdoor space, perfect for parties, entertaining and family activities. All rooms benefit from underfloor heating.

LIGHT AND SPACIOUS ROOMS

On the first floor is the delightful drawing room, simply flooded with natural light pouring through the two large windows. Currently used as a TV and music room, it is ideal for any family configuration. The second bedroom, perfect as a guest room, is also located on this floor, as is the smart four piece family bathroom with large walk in shower, bath and chrome towel heater. On the second floor is the charming principal bedroom with built in wardrobes and an elegant en suite shower room. The third bedroom is a good sized double and the fourth a single, ideal for a home office, nursery or hobby room. The loft is insulated, has a light and has been partly boarded out. It offers useful additional storage.

PRETTY AND MANAGEABLE GARDEN

The sunny south facing garden is a manageable size, mainly laid to lawn with a patio by the bifold doors and a paved seating area. There is space for children’s play equipment and container gardening, if desired. The air sourced heat pump is also located at the rear of the property.

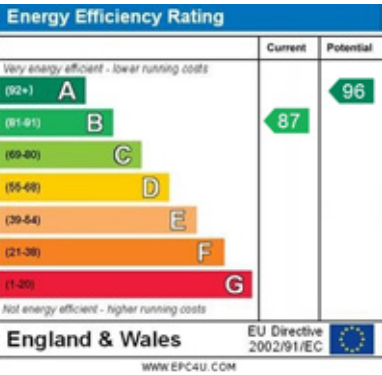
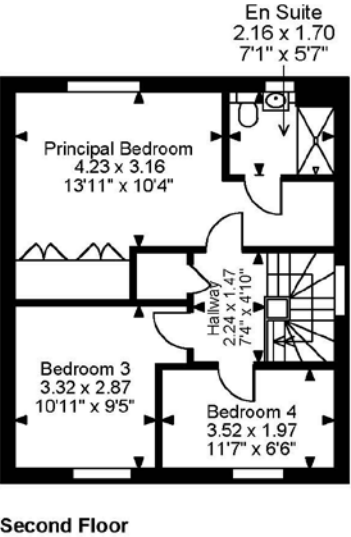
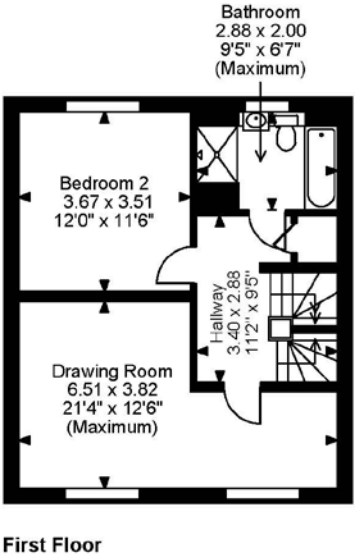
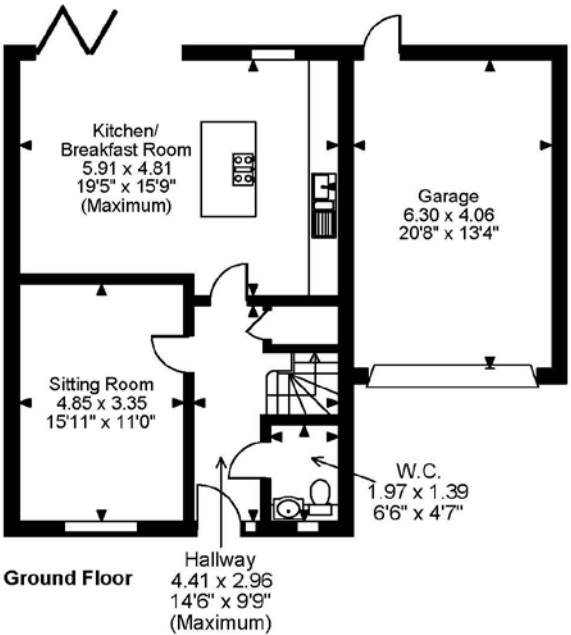
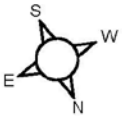
POPULAR CAMBRIDGE

Beautiful historic Cambridge with its ancient university buildings, the Backs, the lovely River Cam, vibrant city centre, tree-dotted greens, thriving cultural scene and perfect location is a joy for tourists, students, visitors, commuters alike. Bicycle lanes and paths are everywhere and the iconic sight of cyclists meandering past the colleges and river is a huge part of this wonderful city’s streetscape. Over the past few decades, Cambridge has also become known as a science and technology hub. The Cambridge Biomedical Campus, the headquarters of AstraZeneca, Cambridge Science Park and many others have led to the affectionate nickname “Silicon Fen.” Those employed here appreciate the opportunity to walk or cycle to work, and the villages surrounding Cambridge are linked up to it via guided busways and cycle routes. Transport links are excellent, with the M11 and A14 connecting it to London, King’s Lynn and Ely, the Midlands and A1. There are two stations in the city, Cambridge North connecting it to Colchester and Ipswich, and Cambridge itself with regular fast trains running into London King’s Cross. The city has a number of nurseries, primary and secondary schools in both the state and private sector making it ideal for families.





Approximate Gross Internal Area
Main House = 1722 Sq Ft/160 Sq M
Garage = 275 Sq Ft/26 Sq M Total =
1997 Sq Ft/186 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8660161/DAK

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

Exquisite Home, St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS

T +44(0) 1223 261144 E info@exquisitehome.co.uk

CAMBRIDGESHIRE | ESSEX | HERTFORDSHIRE | HUNTINGDONSHIRE | NORFOLK | SUFFOLK | LONDON