



1 Perne Close, Cambridge, CB1 3SG
Offers In Excess Of £700,000 Freehold



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A MODERN 3-BEDROOM CITY TOWNHOUSE BOASTING APPEALING DESIGN FEATURES AND A SUPERIOR FINISH THROUGHOUT THREE SPACIOUS FLOORS WITH ALLOCATED PARKING FOR 2 CARS AND LANDSCAPED GARDENS. LOCATED ON A SMALL MODERN DEVELOPMENT OFF PERNE ROAD.

- Expansive open plan kitchen/dining/sitting room with access to the garden
- 3 spacious double bedrooms including a second floor principal suite
- 2 allocated parking spaces
- Modern cul-de-sac development of 12 private homes

3 double bedrooms including a stunning ensuite principal bedroom – ensuite to guest bedroom - family bathroom suite – open plan kitchen/dining/living room with tri-folding doors – first floor utility room - reception hall with cloakroom - WC – private rear garden with pedestrian access

This end of terrace townhouse was built in 2020 and forms part of a small, landscaped cul-de-sac of 12 private homes, moments from Addenbrooke's Hospital / Biomedical Campus and Cherry Hinton Road. The property has been designed to maximise height, balance and light over three spacious and tastefully decorated floors, approaching 1320 sqft in total.

The property is situated in a quiet corner of the development and is approached via an open landscaped garden. The reception hall leads to the principal living space, which comprises a well-designed, high-end kitchen with a range of matching cabinets and drawers, a full range of integrated appliances and quartz countertops and breakfast bar. The sitting / dining area is a broad and comfortable space with tri-folding doors opening to the rear garden. There is a useful built-in storage and cloakroom / WC off the living area.

Upstairs, the first-floor landing leads to a stylish bathroom suite, utility room two double bedrooms (one with en suite shower room). A staircase leads to the second-floor principal bedroom suite.

Outside, the rear garden has been landscaped, offers privacy and an east-facing aspect. There is a paved patio area, lawn, raised beds and timber storage shed.

Location

Perne Close, situated off Perne Road forms part of a convenient and popular residential area about 3 miles south east of Cambridge City centre and close to Romsey Town/Mill Road, with its good range of shops and other facilities. There is a large Sainsburys close by. Primary schooling is at either Queen Edith's, Morley, Ridgefield and Queen Emma with secondary schooling at Netherhall or St Bede's. Independent schools for all age groups and Hills Road and Long Road Sixth Form Colleges are all within easy reach. It is also well placed for Addenbrooke's Hospital and Coleridge Road park as well as Cherry Hinton Hall, which has a children's playground.

Agent's Note

Management company in place - Annual charge TBC

Tenure

Freehold

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - E

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

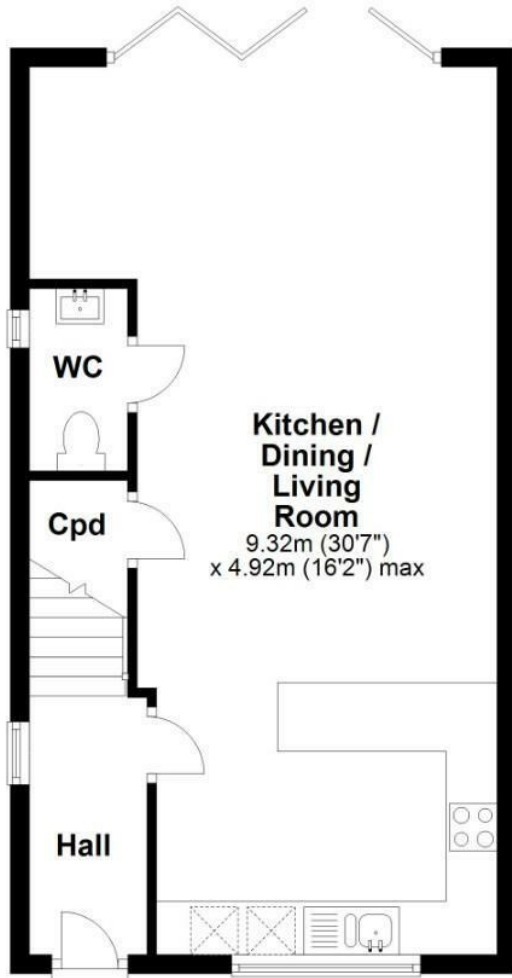
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



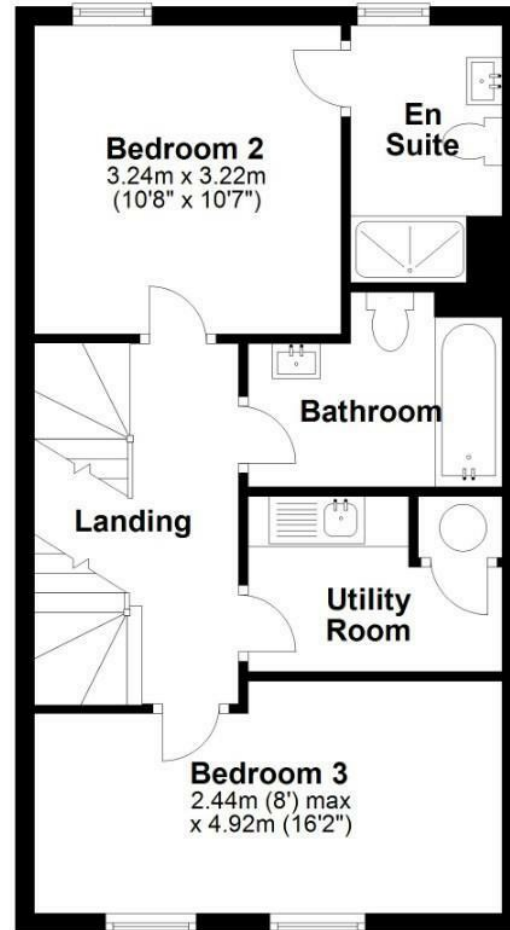
Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



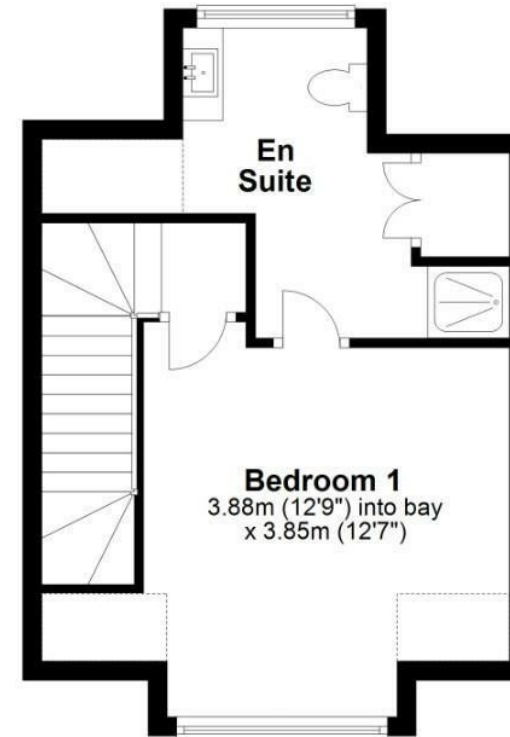
First Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



Second Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 122.1 sq. metres (1314.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

