



47-49 Sturton Street, Cambridge, CB1 2QG
Guide Price £1,000,000 Freehold



rah.co.uk
01223 323130

A SUBSTANTIAL DOUBLE FRONTED VICTORIAN HOUSE APPROACHING 2100 SQFT, WITH AN INTERESTING HISTORY AND LARGE WEST-FACING REAR GARDEN. POSITIONED IN A PRIME CENTRAL RESIDENTIAL AREA, CLOSE TO MILL ROAD AND CAMBRIDGE STATION.

- 2098 sqft / 195 sqm
- Double-fronted Victorian terraced house
- Plot size - 0.11 acres
- Gas-fired heating to radiators
- On street parking
- 4 bedrooms, 3 receptions, 2 bathrooms
- Formerly two properties converted to one family home
- A large, established west-facing garden
- Residents permit parking scheme
- EPC – D / 55

47-49 Sturton Street is a substantial Victorian house converted from two terraced homes. This attractive double fronted property has been significantly altered and improved to create adaptable modern spaces, resulting in a wonderful family home with lots of natural light, arranged over two flexible floors. The accommodation extends to 2098 sqft in total.

A broad reception hall with an unobstructed view through to the rear garden leads to all ground floor principal rooms.

A charming and characterful sitting room of fine proportions with attractive period features and a woodburning stove leads to an impressive and broad kitchen/dining/living space with complete views of and access to the garden. A well-equipped kitchen provides a range of units with stainless steel doors, working surfaces, a Rayburn range stove and large, walk-in pantry with shelving and plumbing. The extensive dining area with a fitted window seat links to a seating area with a glazed roof (inspired by Kettle's Yard). A second reception room with an inset woodburning stove is currently used as a studio and sitting room. A generous and well-designed wet room is off the second reception room and has access to the rear garden. A cloaks cupboard off the hallway completes the ground floor accommodation.

The first-floor accommodation comprises a charming landing area, a spacious family bathroom suite with a separate shower cubicle and a period fireplace, and four spacious double bedrooms. The principal bedroom measures an impressive 16'10" x 16'2" and overlooks the rear garden and beyond through two beautiful sash windows. This bright and airy room provides ample built-in storage with hanging space.

Outside, there is a large, mature west-facing rear garden with a raised terraced seating area with a ramp leading to a lawn with established borders and attractive mature trees. There is a mature Ash tree with a TPO and two timber garden sheds.

Location

Sturton Street forms part of the popular Petersfield residential area, which is within walking or cycling distance of Mill Road, the railway station, the Grafton Centre and historic city centre. There is a wide range of independent shops, cafés, restaurants and public houses within the immediate vicinity including Mill Road, Norfolk Street and the Beehive Centre. The property is in the catchment area for St Matthew's Primary School and Parkside Secondary School.

Agent's Note

The property is situated within the Petersfield Conservation Area.

Access to the garden is through the house.

There is a TPO to the Ash tree in the rear garden.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

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

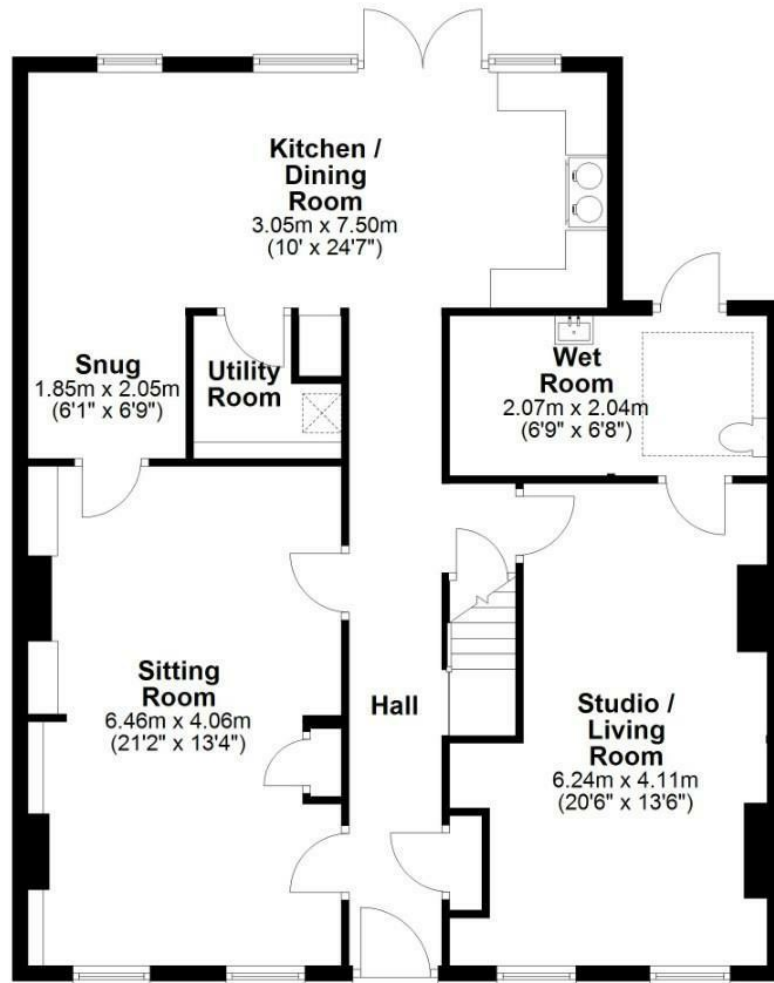
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





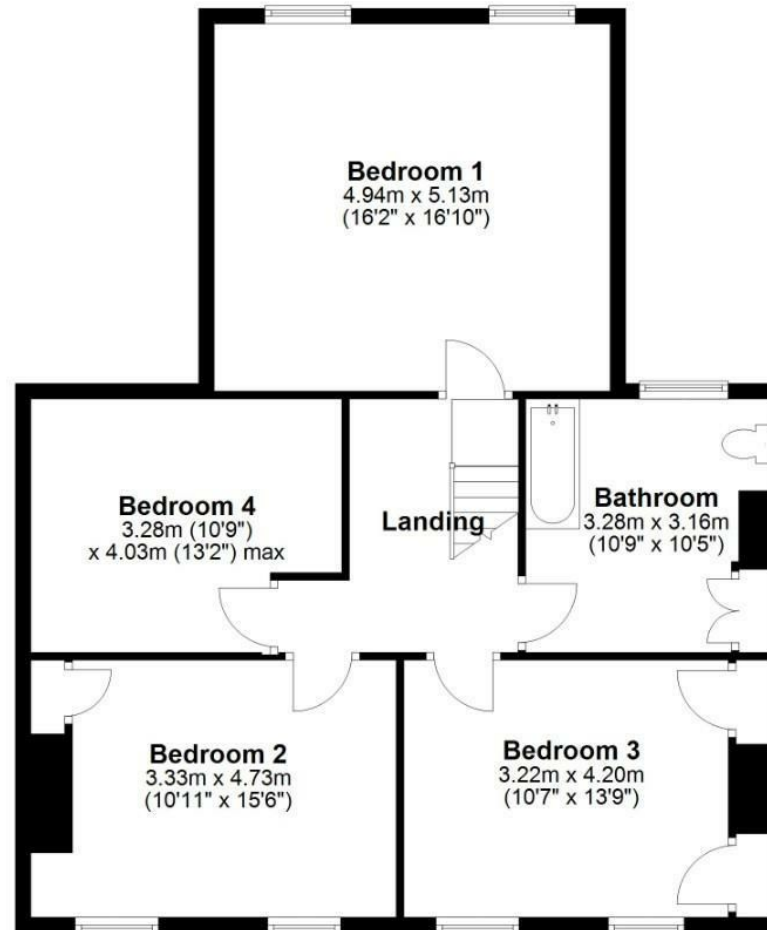
Ground Floor

Approx. 105.4 sq. metres (1134.6 sq. feet)



First Floor

Approx. 89.6 sq. metres (964.1 sq. feet)



Total area: approx. 195.0 sq. metres (2098.7 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		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



