



48 Alice Bell Close, Cambridge, CB4 1YF
Guide Price £600,000 Freehold



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A SPACIOUS AND VERSATILE HOME OF 1332 SQFT / 123 SQM, ENJOYING A CONVENIENT POSITION IN A POPULAR DEVELOPMENT SITUATED JUST OFF MILTON ROAD, WITHIN EASY REACH OF THE CAMBRIDGE SCIENCE PARK.

- 1332 sqft / 123 sqm
- 5 bed, 2 recep, 2.5 bath
- Built in 2010
- EPC – C / 78
- Detached house
- Carport and driveway
- Plot size - 0.04 acres
- Council tax band – E

This modern, detached house has been incredibly well cared for and offers versatility to suit individual purchasers' needs. The property benefits from an abundance of natural light and is conveniently situated just over a mile from the Science Park and a 13-minute cycle from Market Hill.

On the ground floor are two reception rooms including a generous living room, which benefits from a dual aspect and has double doors leading to the private rear garden. The kitchen has been fitted with a modern range of units; integrated appliances include a dishwasher, an oven, and a four-ring gas hob with an extractor over. The entrance hall has space for coats and footwear, an understair storage cupboard, and access to a cloakroom W.C.

Upstairs the accommodation is arranged over two floors, the first housing three bedrooms and a family bathroom, which has been fitted with a modern white suite, complemented by attractive tiling. The remaining two bedrooms are on the second floor and both have a dual aspect. The principal bedroom is particularly spacious and includes an ensuite, which has a separate bath and shower.

Outside, the front of the property is set back behind well-manicured shrub borders and there is a carport with an electric charging point. The rear garden is enclosed by brick walls and mainly laid to lawn. There is a patio area and various bushes and trees bordering the garden including an apple tree, a plum tree and three red current bushes.

Agent's Note

There is an annual service charge of £150 per annum for the maintenance of communal areas.

Location

Alice Bell Close, was constructed in 2010 and is situated just off Woodhead Drive which is a popular turning just off Milton Road. It is very conveniently situated about 1.5 miles north-east of the city centre and offers easy access to the A14, guided busway and Cambridge North Railway Station. The Science Park and many of the amenities that Cambridge has to offer are within walking and cycling distance and there is local shopping on Milton Road, and a wide variety of outlets on Mitcham's Corner, along with a children's play park close by.'

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - E

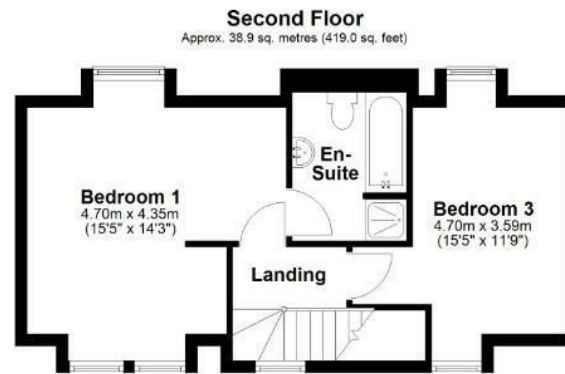
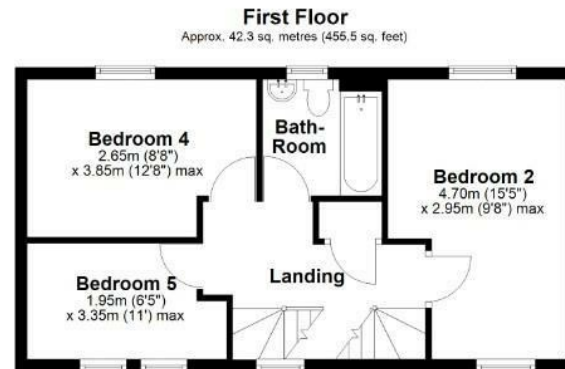
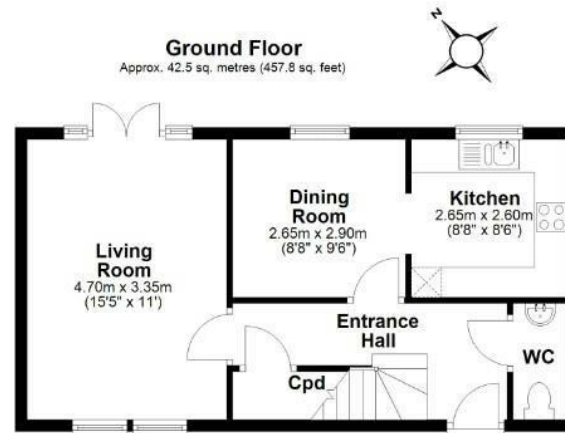
Fixtures and Fittings

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

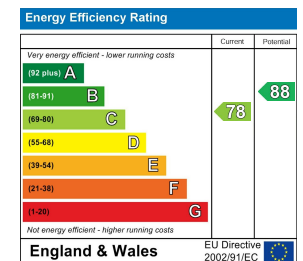
Viewing

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





Total area: approx. 123.8 sq. metres (1332.3 sq. feet)



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.

