



6 Moore Close, Cambridge, CB4 1ZP
Guide Price £895,000 Freehold



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A MUCH IMPROVED AND EXTENDED, DETACHED FAMILY RESIDENCE, ENJOYING ARGUABLY ONE OF THE BEST POSITIONS ON THIS POPULAR DEVELOPMENT, TUCKED AWAY AT THE END OF A PRIVATE, LEAFY CUL-DE-SAC.

- 1497 sqft / 1398 sqm
- 4 bed, 3 recep, 2.5 bath
- Plot size - 0.08 acres
- Built in 1998
- Council tax band – F
- Detached house
- South-west facing garden
- Gas-fired heating to radiators
- EPC – D / 66
- Private driveway parking with EV charging point

No. 6 Moore Close represents an exciting opportunity to acquire an incredibly well-finished detached family home in a highly sought-after residential neighbourhood, just 1 mile from Cambridge Science Park and a 7-minute cycle ride from Cambridge North Station. The house has undergone a thorough improvement programme over the last 7 years, which includes plastered ceilings, updated flooring throughout, and a beautiful, refitted kitchen.

On the ground floor are three reception rooms including a bay-fronted sitting room and a study currently serving as a gym, offering versatility to suit individual purchasers' needs. Of particular note is the property's impressive open-plan kitchen/living/dining room, benefitting from southerly aspects and two large skylights. The kitchen itself has been fitted with a comprehensive range of units and includes a breakfast bar. There are various integrated appliances, and the units are finished with granite worktops. There is a separate utility room with additional units and a side door to the rear garden. Completing the ground floor accommodation is a welcoming entrance hall with understairs storage and access to a refitted cloakroom W.C.

Upstairs are four good-sized bedrooms, the principal bedroom is particularly spacious and includes built-in sliding mirrored wardrobes, coupled with an ensuite shower room. The main bathroom has been fitted with a modern white suite and includes a shower over the bath.

Outside, the front of the property is tucked away at the end of a small leafy cul-de-sac with plenty of driveway parking available. The rear garden is due south-west, has an attractive arbour and offers a superb degree of privacy. There is a large terrace, well suited to alfresco dining with ornamental trees and screen fencing to the boundaries.

Location

Moore Close forms part of a popular development off Milton Road on the north side of the city conveniently placed for the city centre, Science Park, Cambridge North Station and access to the A14. There are schools for all age groups available close by. There are a range of local shops available at the Arbury Road/Milton Road junction, Mitcham's Corner and there is also a large Tesco Supermarket in nearby Milton. The house is approached from Milton Road via Woodhead Drive, first right into Hopkins Close and then first left into Moore Close.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

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



First Floor



Approx. gross internal floor area 139 sqm (1500 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	76
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.

