

ten sales &
lettings

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48, Summers Hill Drive, Cambridge, CB23 3AA

Bedrooms: 4 Bathroom: 2

£0

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Property Features

- CHAIN FREE
- FOUR BEDROOMS
- 22'6 X 11'4 MASTER BEDROOM
- EN-SUITE TO MASTER BEDROOM
- DOWNSTAIRS CLOAKROOM
- AMPLE PARKING
- VILLAGE LOCATION
- ONLY (APPROX.) 10 MILES TO CAMBRIDGE CENTRE



Situated in a sought after area, this fantastically presented four bedroom town house boasts spacious, versatile and modern living with all the comforts, ideal for any growing family after a home in a Cambridge village.

The property set across three floors boasts a downstairs cloakroom, a sizeable lounge/diner, a separate modern kitchen, family bathroom, ample bedroom space with three on the first floor and the entire top floor dedicated to a generously sized and quite grand master bedroom with en-suite and built in wardrobes.

Summers Hill Drive is a superb location with plenty of local amenities, highly reputable local schools and colleges, convenient main road links, only (approx.) 10 miles to Cambridge City Centre, all while having the community feel and charm of a village.



Room Details & Dimensions

Entrance Hall

Double glazed UPVC door to front. Doors to cloakroom, kitchen and lounge/diner. Stairs to first floor landing. Radiator.

Cloakroom

Double glazed frosted window to front. Low level WC. Wash hand basin. Radiator.

Kitchen

10' 2" x 8' 1" (3.10m x 2.46m)

Double glazed window to front. Fitted kitchen with wall and base units, worktops, stainless steel sink drainer, gas hob and electric oven, extractor unit. Integrated fridge/freezer, dishwasher and washing machine.

Lounge/Diner

16' 5" x 11' 10" (5.00m x 3.60m)

Double glazed patio doors to rear garden. Radiators. TV and telephone points. Understairs storage cupboard.



First Floor Landing

Stairs from entrance hall and to second floor/master bedroom. Doors to bedrooms two three and four, and family bathroom. Airing cupboard.

Family Bathroom

Double glazed frosted window to rear. Bath with mixer taps and hand held shower. Low level WC. Wash hand basin. Radiator.

Bedroom Two

14' 7" x 8' 5" (4.44m x 2.56m)

Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Three

12' 1" x 8' 5" (3.68m x 2.56m)

Double glazed window to rear. Radiator.

Bedroom Four

8' 9" x 6' 3" (2.66m x 1.90m)

Double glazed window to front. Radiator.



Bedroom One

22' 6" x 11' 4" (6.85m x 3.45m)

Double glazed window to front and skylight. Radiators. Built in wardrobes. Door to en-suite.

En-suite

Double glazed skylight. Shower cubicle. Low level WC. Wash hand basin. Radiator.

Rear Garden

Fence enclosed rear garden with lawn, patio and path leading to rear gate/parking area.

Parking

Two allocated parking space to front. Un-allocated parking to front.





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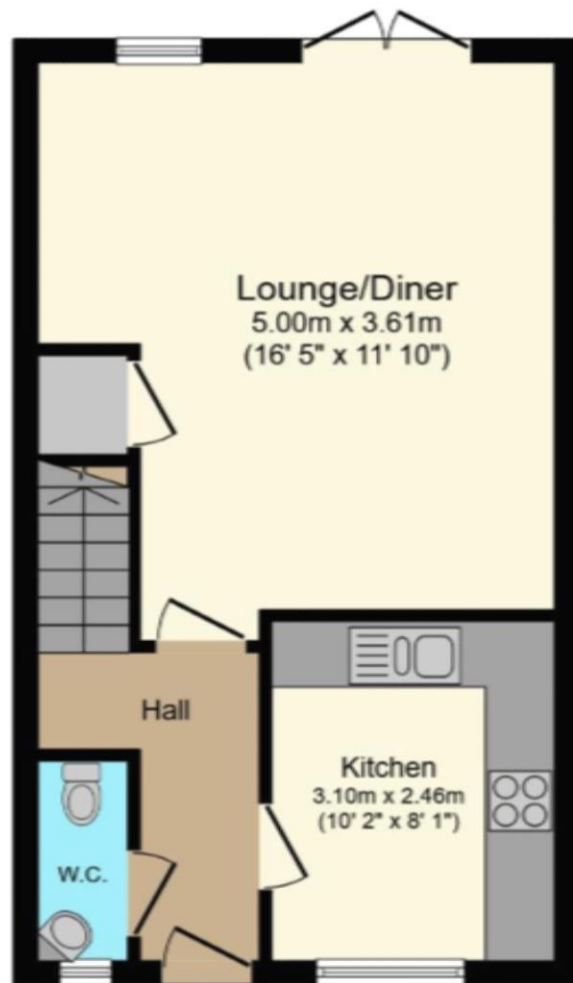


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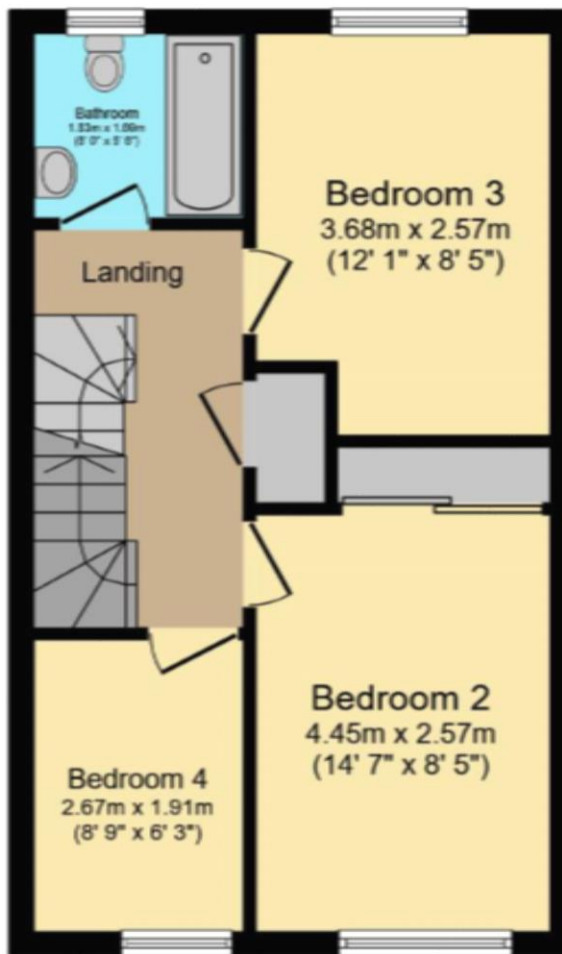
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Floorplan



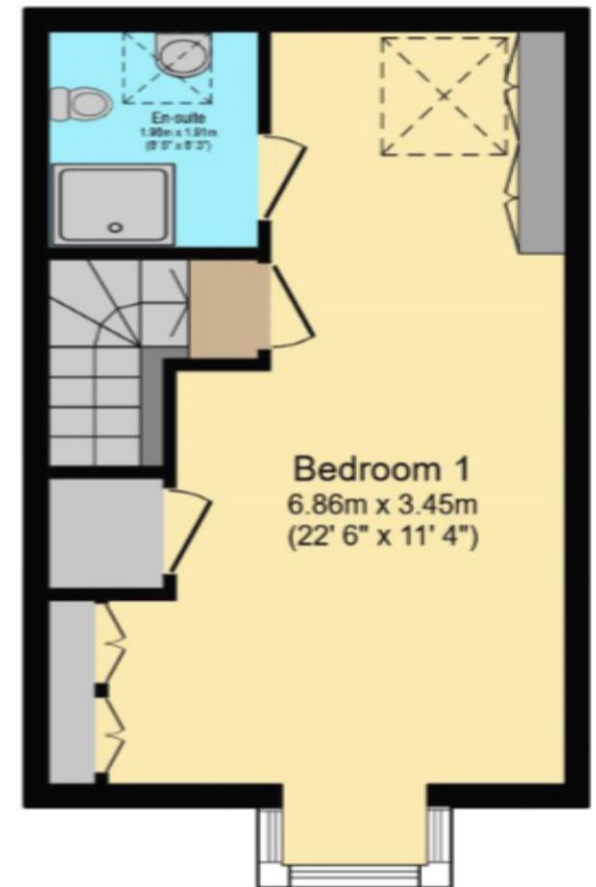
Ground Floor

Floor area 36.8 sq.m. (396 sq.ft.)



First Floor

Floor area 36.8 sq.m. (396 sq.ft.)

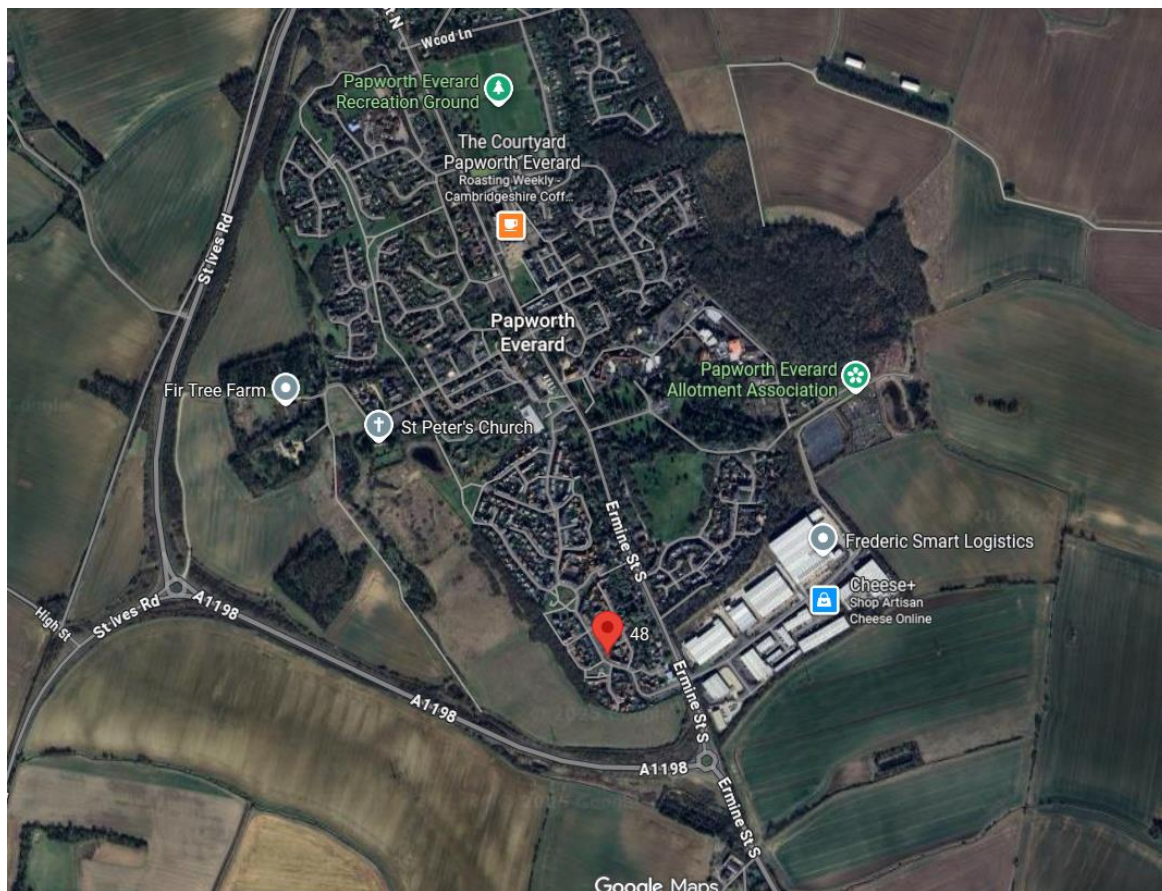


Second Floor

Floor area 31.8 sq.m. (342 sq.ft.)

Total floor area: 105.4 sq.m. (1,134 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Council Tax Band: D
 Local Schools: Comberton Village College
 EPC Rating: B
 Tenure: Freehold
 Term Remaining: n/a

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.