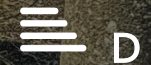




28 Anglers Way, Cambridge,
CB4 1TZ

Guide price **£550,000**



28 Anglers Way

Cambridge, CB4 1TZ

- Extended open-plan family home
- 3 good size bedrooms
- Quiet position
- Planning permission granted for side extension

A stylish and contemporary three-bedroom family house extended and remodelled to create open-plan flexible accommodation of over 1000 sq. ft.

By bike, the house is just 3 minutes from Cambridge North Station and 9 minutes from the Science Park, yet is located in a lovely quiet position in a popular residential area overlooking a field at the front.

The accommodation flows beautifully and engineered oak flooring on the ground floor, the accommodation includes a living room which is a good size and has a wood burner and fitted shelving, this opens to the family room and in turn the kitchen/dining room. The dining area has bespoke fitted bench seating and modern oak panelling, double doors open to the garden. The kitchen area is very well appointed with a range of white handleless units, plenty of worktop space and a breakfast bar. There are fitted appliances and a door to the side lean-to. The extension and open-plan layout have enabled the owners to create a lovely internal space perfect as a small children's play space or snug. The ground floor also has a hallway with useful understairs storage and a cloakroom/laundry room with a WC.





Upstairs there are three bedrooms, two are double rooms and the main room has fitted wardrobes. The bathroom has been carefully redesigned to maximise space and has been re-fitted including a shower over the bath, vanity basin and WC, there is full wall and floor tiling and a towel rail.

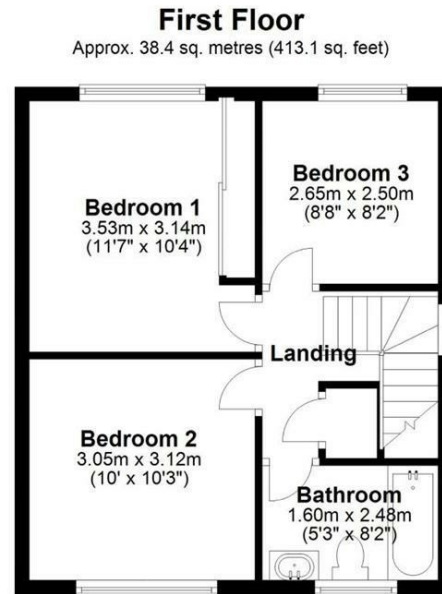
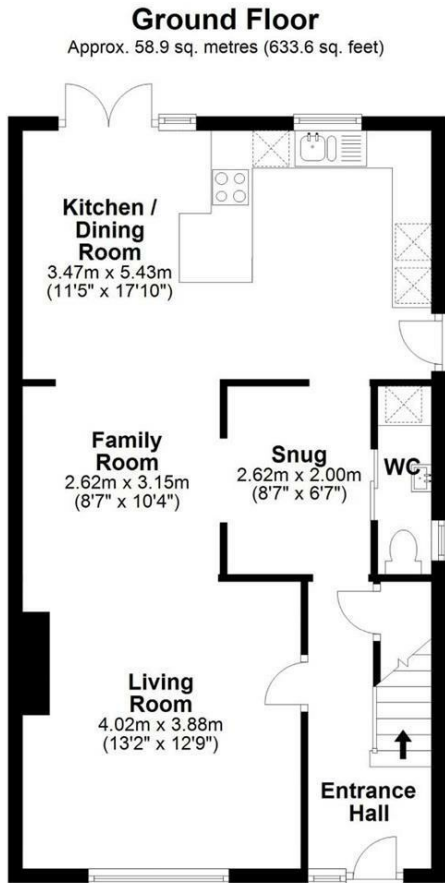
The current owners have refurbished the house with high-quality materials and used, where possible natural products. The house has been rewired, replumbed and has gas central heating with a recent boiler. The windows have been replaced with dark grey aluminium framed double-glazed units.

Outside the front is block paved for parking, and a side lean-to provides useful secure storage and access to the rear garden which is lawned and has a patio adjoining the house plus a further patio and the end of the garden, where there is also a timber shed

Anglers Way is in Chesterton, just off Fen Road. It forms part of a sought-after estate of similar-style homes that are always popular with families. The river is a 5-minute walk, Cambridge North is a 9-minute walk and the Science Park is about 1 mile away. There are plenty of green spaces nearby and also access to the Chisholm Trail. All in all a great location on the northeast side of the City. SAT NAV: CB4 1TZ. What3words: ///locate.modest.dish



Floor Plan



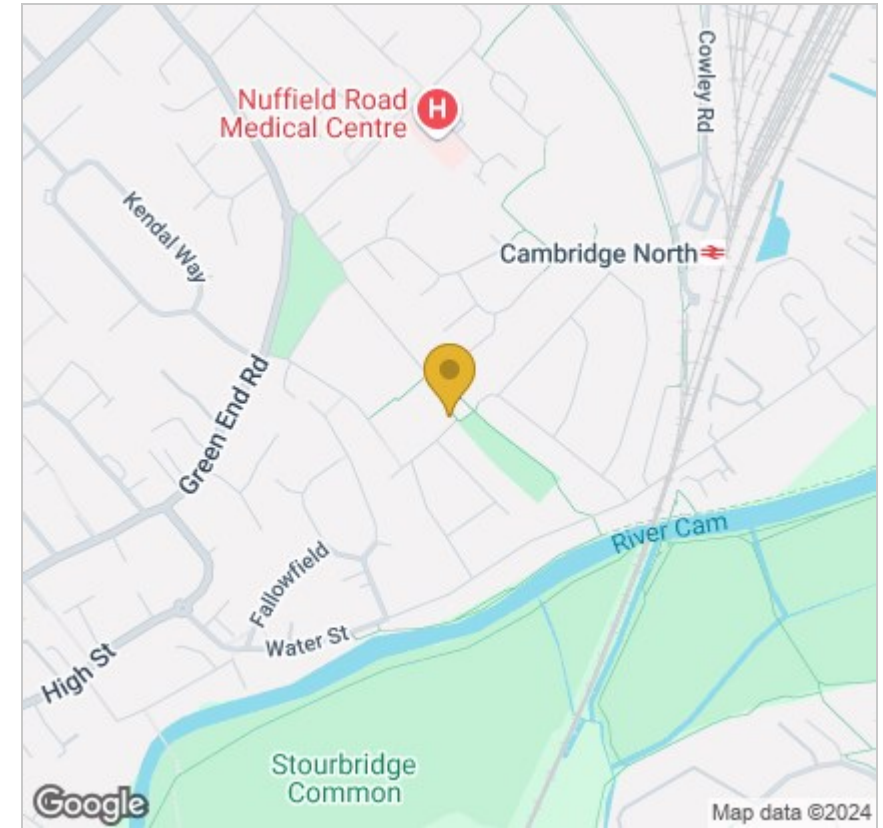
Total area: approx. 97.2 sq. metres (1046.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

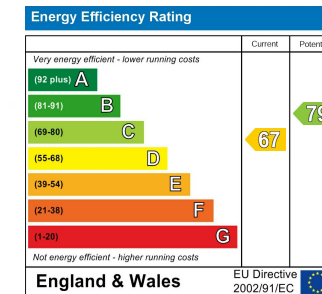
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

Area Map



Energy Efficiency Graph



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