



25 North Street
Cambridge, CB4 3QN

Guide price £525,000

 2  2  1  B

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- Eco home
- Off street parking
- Ideal location

A well-presented 2-bedroom eco home of around 1,000 sqft and energy rating of B with underfloor heating throughout situated in a desirable part of North Cambridge City on a quiet, no through road. Offered with off-street parking, this home is one of just three eco homes constructed in 2012 and is built to an exacting standard. There is also planning permission in place for a first floor roof extension to create 2 further bedrooms and en suite.

Off the entrance hall is a stylish kitchen with plenty of worktop space, cupboards, an induction hob, oven, integrated appliances, and a breakfast bar to seat four people. Beyond the kitchen, in an open plan design, is the living/dining area with large windows and a door to the rear garden, allowing plenty of light to flow through. On this floor is also a bathroom.

Downstairs are two double bedrooms, both are a good size and have doors to the garden and the main bedroom has an en suite with a shower cubicle, WC, basin, towel rail, and tiled floors. The main bathroom has a towel rail, WC, basin, and bath with shower over,





there is also a useful storage cupboard.

The property is heated via an air source heat pump and benefits from eco fittings including thermal acoustic insulation, photovoltaic panels, an air source heat pump to reduce the impact on the environment.

The property is set back from the road with a block paved driveway providing off-street parking. There is also a large storage shed to fit two bicycles plus plenty of extra space for storage. There is gated side access leading to an attractive rear garden enclosed by walling and fencing with a paved terrace and also a sunken terrace area providing a further seated area in a duplex-style aspect.

What3Words: ///scope.dart.cheek



Floor Plan



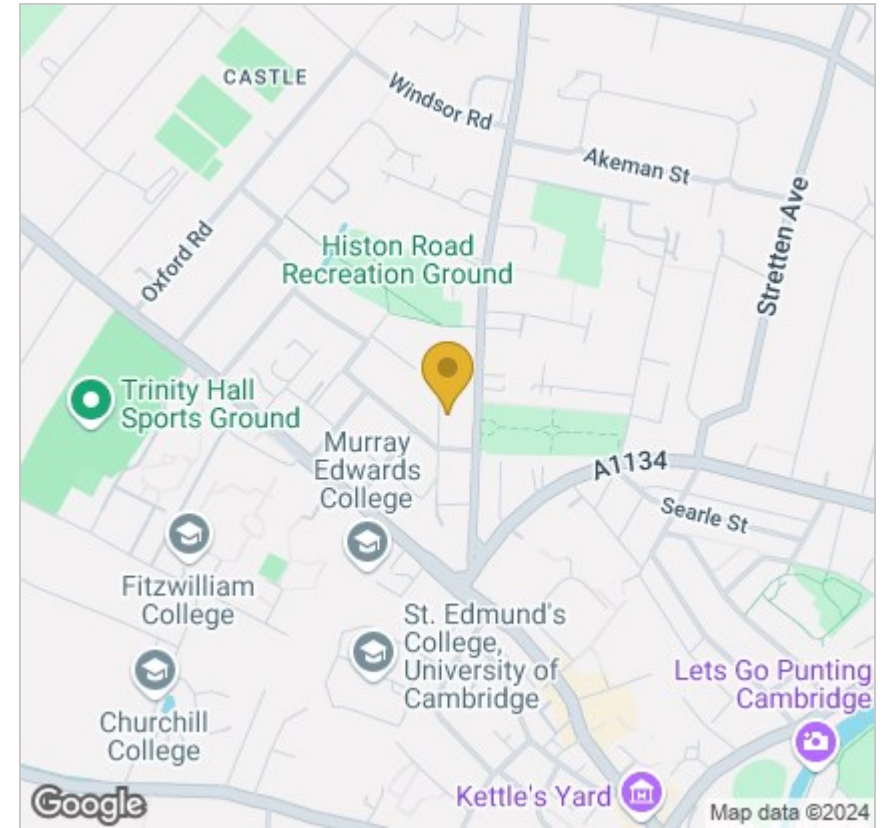
Total area: approx. 91.0 sq. metres (979.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

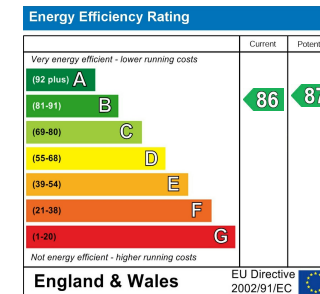
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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