



Bush & Co.

2 Sunmead Walk, Cherry Hinton, Cambridge

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Guide Price £440,000 Freehold

About the Property

Sunmead Walk is located off Fulbourn Old Drift, in an established part of Cherry Hinton, just a short walk from the thriving High Street featuring an array of shops, supermarkets, doctors surgery, library and other amenities. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages nearby and transport links are well catered for, with regular bus services and convenient access to the A14.

The property is a cleverly extended terraced home which is delightfully situated along a peaceful tree lined walkway. A southerly orientation ensures an abundance of natural light enters the house and garden, whilst there is a good degree of privacy with no other properties directly behind.

The entrance door opens to a hallway with stairs to the first floor and useful storage below. A utility cupboard houses plumbing for a washing machine and wall shelving. The cloakroom has a w.c and wash hand basin and there is a wall mounted gas fired boiler as well as ample room for coats and shoes. Plumbing is in place to convert into an additional shower room. There is a stylish re-fitted kitchen located at the front comprising a range of wall and base units and fitted shelving in addition to a pantry unit, plumbing for dishwasher, space for an oven and space for a fridge freezer.

The well proportioned living/dining room spans the width of the house at the back with a floor to ceiling window making the most of the pleasant garden views. Concertina doors open to the sun room which has fitted blinds and double doors to the garden. A new high performance roof has been recently installed.

The first floor landing has an airing cupboard housing the hot water cylinder and a large cupboard with shelving. The principal bedroom is a generous double room with ample space for wardrobes. Bedroom two is another spacious double room at the back. Bedroom three is a well proportioned single room, with loft hatch, and bedroom four sits within the front extension, being capable of taking a small double bed. The modern three piece bathroom has an obscure window allowing natural light and there is a curved end shower bath, w.c with concealed cistern and wash hand basin as well as a chrome heated towel rail and tiled walls.

Outside - The open plan lawned frontage has a pathway to the front door. The enclosed private rear garden features well tended established planting, timber decked and tiled seating areas, bicycle storage and an access gate to a pedestrian pathway. Car parking is not allocated but is readily available in nearby designated areas.

Property Highlights

- Extended & Improved Family Home
- Popular Traffic Free Location
- Four Well Sized Bedrooms
- Re-Fitted Kitchen & Bathroom
- Sun Room
- Low Maintenance Garden
- Double Glazing
- Gas Radiator Heating
- No Upward Chain

Further Information

Tenure - Freehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





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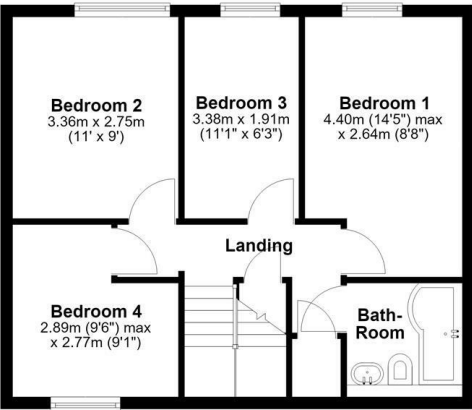
Ground Floor

Approx. 54.5 sq. metres (586.1 sq. feet)

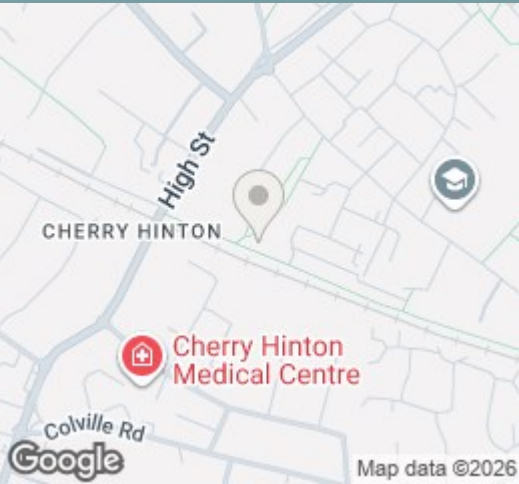


First Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



Total area: approx. 102.0 sq. metres (1097.6 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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