



113 sqm / 1216 sqft

Driveway

129 sqm / 0.03 acre

2017- freehold

Terrace house

EPC - A / 93

2 beds, 1 recep, 2.5 bath

Council tax band - C

ST. EDMUNDS WAY

A well-presented two-bedroom mid-terrace home in a popular Hauxton development, offering bright accommodation, allocated parking and an enclosed rear garden. Both bedrooms benefit from their own ensuites, making the property ideal for first-time buyers, investors or those seeking flexible living.



Guide Price
£375,000.00



A well-presented two-bedroom mid-terrace home offering bright and practical accommodation across two floors, together with an enclosed rear garden and allocated parking. The property is positioned within a modern and popular development in Hauxton and would suit first-time buyers, downsizers or investors alike.

The ground floor opens into an entrance hall with useful storage and a cloakroom/WC. To the front aspect is a fitted kitchen finished with a range of modern units, integrated oven and hob, and space for additional appliances. To the rear of the property is a generous open-plan living/dining room measuring 13'2" x 12'8" (4.02m x 3.85m), providing a versatile space for both relaxing and entertaining. French doors open directly onto the rear garden, allowing for excellent natural light and a seamless connection to outside space.

On the first floor are two well-proportioned bedrooms, both benefitting from their own ensuite facilities. Bedroom one measures 12'8" x 8'2" (3.85m x 2.48m) and is a comfortable double room with built-in storage and an ensuite shower room. Bedroom two measures 8'11" x 8'10" (2.71m x 2.70m) and also enjoys the advantage of its own ensuite, making it ideal for guests, a child's bedroom or home office. This layout offers excellent flexibility and convenience, particularly for sharers or visiting family.

Externally, the property benefits from allocated off-road parking to the front. The rear garden is fully enclosed by timber fencing and is mainly laid to lawn with a paved patio area immediately to the rear of the house, ideal for outdoor dining, along with a timber shed providing useful external storage.

Hauxton is a popular and historic village in South Cambridgeshire, located just four miles from the centre of Cambridge and offering easy access to the A10, M11 and the park and ride. The village benefits from a range of amenities, including a recreation ground with modern play equipment and sports pitches, the Hauxton Centre which hosts community events and craft markets, an organic health shop, and an ancient parish church. There is also a well-regarded nursery and primary school, that goes on to feed to either Melbourn or Sawston Village Colleges, both of which are served by regular bus routes.

More comprehensive facilities, along with a railway station providing direct services into London Liverpool Street, can be found in the neighbouring village of Great Shelford.

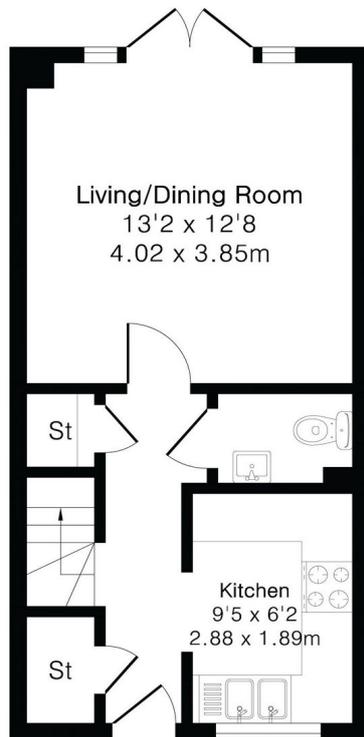
The area is well connected for cyclists, with good routes into Cambridge, including a newly opened cycleway to Trumpington Park and Ride that links to the Guided Busway cycle route. In addition, there is a regular bus service to Addenbrooke's Hospital and the city centre.



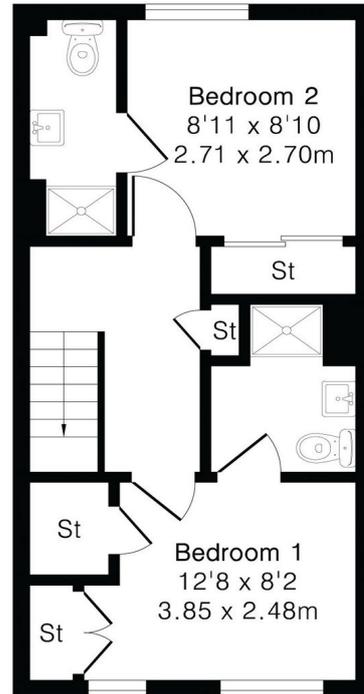
Approximate Gross Internal Area 686 sq ft - 64 sq m

Ground Floor Area 343 sq ft – 32 sq m

First Floor Area 343 sq ft – 32 sq m



Ground Floor



First Floor



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