



Bush & Co.



## 96 Brampton Road, Cambridge, CB1 3HL

Guide Price £599,995 Freehold



Brampton Road is a pretty tree lined street of predominantly 1930's built houses which is conveniently located for access to the city centre (1.6 miles), the mainline railway station (1.1 miles) and the Addenbrookes Hospital Biomedical Campus (2.3 miles). There are many shops, supermarkets and restaurants in the locality with the Beehive Centre, Retail Park and Mill Road all nearby as well as highly regarded schooling for all ages and plentiful leisure and recreation spaces.

The property is a classic bay fronted 1930's home which has been extended and significantly improved to provide modern and stylish accommodation throughout, successfully teaming period features with modern conveniences. The layout delivers flexibility in abundance with 1262 sq ft (117 sq m) of useable space including the detached garden studio/office. There are double glazed windows and doors, a gas fired radiator central heating system and well kept front and rear gardens.

The front door leads to a welcoming hallway with twin windows and stairs rising to the first floor. There is a beautiful open plan living/dining room setting a peaceful and calming tone. A shuttered bay window and further window to side offer natural light and there is a feature fireplace with gas fire and a useful under stairs cupboard. Glazed panel double doors, in an art deco style, proceed to a fabulous kitchen with solid wood panelled units and timber work surfaces with inset stainless steel butler sink in addition to an integrated electric double oven and hob with extractor over, plumbing for dishwasher and space for fridge/freezer. The Porcelanosa tiled floor steps down to the dining space, located at the rear, featuring the same tiling as well as a roof lantern and double doors to the garden which flood the area with natural light. There is a utility room off the kitchen providing useful larder storage and plumbing for washing machine. Bedroom three is located off the dining room, which again is bathed in light, with a wooden floor and its own private access from the front of the house. Across the dining room is a stylish three piece bathroom with a shower over the bath and tiled walls and flooring.

The first floor landing has a window and loft hatch, with ample loft space for conversion (subject to building approvals). The principal bedroom is a large double room at the front with shuttered bay window and built in cupboard housing the wall mounted gas fired combination boiler. Bedroom two is another generous double room, quietly located at the back. The three piece bathroom features tiled walls and flooring, a chrome heated towel rail and mixer tap shower over the bath.

Outside - There is an enclosed frontage with mature planting leaving the house well screened from the street. The tranquil westerly facing rear garden is laid mainly to lawn with a pergola, offering shade from the summer sun, to the paved seating terrace. There are beautifully kept flower and shrub borders, outside lighting and a tap. The fabulous detached studio at the foot of the garden offers flexible, light filled accommodation with power, lighting and double doors. Also offering the potential to convert to self-contained living space, subject to planning. There is a useful storage room adjacent which provides ample room for bikes and tools etc with the benefit of an access door to the rear service lane, offering off street parking.



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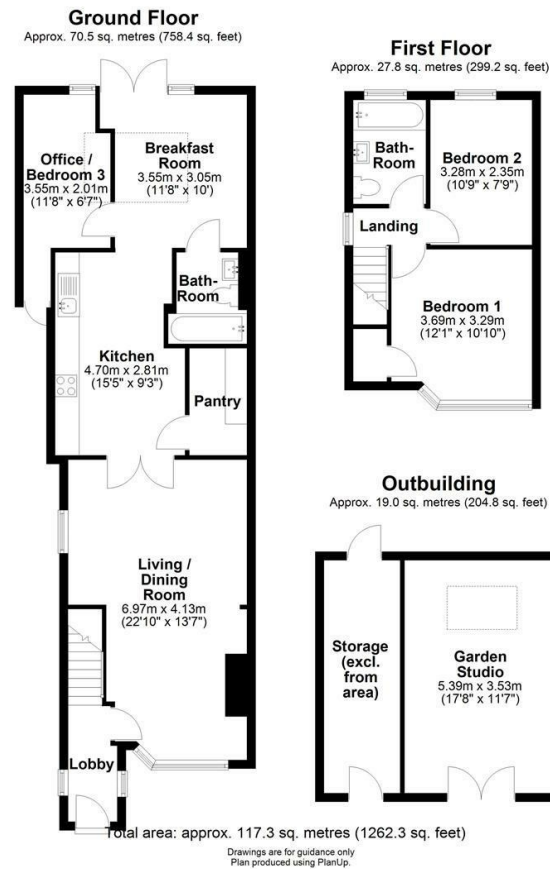
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## Further Information

Tenure - Freehold

Council Tax - Band C

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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