3 Lilywhite Drive, Cambridge, CB4 1GB

Offers In Excess Of £900,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CONTEMPORARY AND HIGHLY SPACIOUS 4-BEDROOM TOWNHOUSE OFFERING VERSATILE, BRIGHT AND AIRY ACCOMMODATION ARRANGED OVER THREE FLOORS. THE PROPERTY OCCUPIES A PLEASANT SETTING IN A SOUGHT-AFTER DEVELOPMENT CLOSE TO MITCHAM'S CORNER, THE CITY CENTRE AND EXCELLENT SCHOOLS. NO ONWARD CHAIN.

- Sizeable, high specification townhouse
- Four double bedrooms
- 157.5 sqm / 1,695 sqft
- Driveway and garage
- Plot size - approx 0.04 acres
- Built in 2016
- Family bathroom, ensuite and cloakroom
- First floor living room with balcony
- Gas-fired heating to underfloor
- No onward chain

This superb townhouse was constructed in 2016 and forms part of a square of similar properties, which overlook an attractive, landscaped green space. The property has been thoughtfully designed and offers versatile, light-filled accommodation with high ceilings and a wealth of storage. It is enviably located in an exclusive and deceptively quiet development off Milton Road, within easy reach of a variety of amenities, the city centre and outstanding local schools.

The entrance hall has stairs to the first floor, access to a cloakroom with WC, and a number of storage cupboards, one of which includes a fitted washing machine and a dryer. To the rear is the kitchen/dining room, which has a glazed door and large windows providing views and access to the rear garden. The well-appointed kitchen has a range of base and wall-mounted units with Quartz worktops, a range of integrated appliances including double oven, a five-ring gas hob with an extractor hood over, fridge/freezer, dishwasher, inset sink with a mixer tap and pantry cupboards.

On the first floor, the landing has two storage cupboards and leads to the superb living room, which has a dual aspect and access to a balcony, offering pleasant views over the rear garden. There is a double bedroom, which shares access to the balcony, and a stylish family bathroom including a panelled bath, a double shower cubicle, a wash basin and a WC with a concealed cistern.

On the second (top) floor, there are three further double bedrooms, with the master bedroom benefitting from a Juliet balcony, built-in wardrobes and an ensuite shower room with a double shower, twin wash basins and a WC.

Outside, there is a block paved driveway providing off-road parking for one vehicle, which leads to the full-length garage with power and lighting. To the rear of the garage, there is a fitted storage area, which would be suitable for cycles or other equipment. The delightful rear garden is low-maintenance and ideally suited to al fresco dining. It is fully paved, with side borders and fixed lighting.

Location
Lilywhite Drive is a modern development, less than a mile from the centre of Cambridge and close to local shops on Chesterton Road. There are plenty of local amenities close-at-hand, with the Chesterton area offering a sports centre, a doctor's surgery and several schools, including the 'outstanding' rated Chesterton Community College. There is also a good choice of local shops and restaurants close by on Mitcham's Corner. The city centre is within easy reach, with its varied cultural, shopping and recreational amenities. For those wishing to commute by road, there is ready access to the M11(S) to London and the A14, whilst Cambridge mainline station is two miles away.

Tenure
Freehold

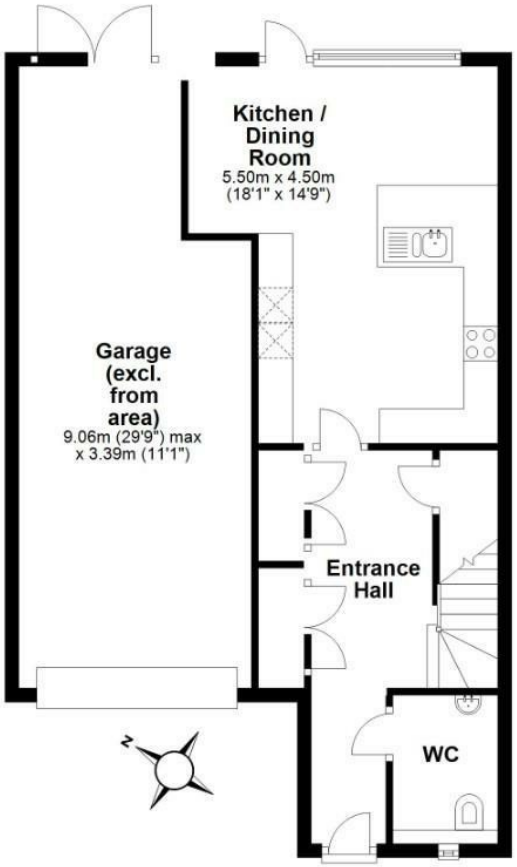
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band - F

Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

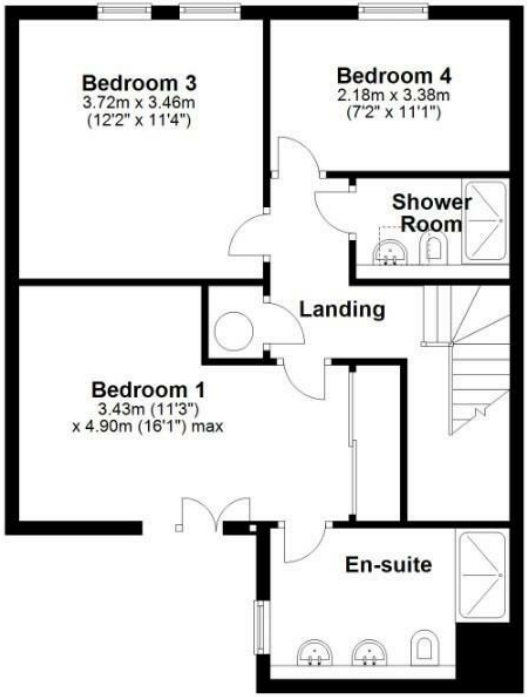
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

Ground Floor
Approx. 40.3 sq. metres (433.3 sq. feet)



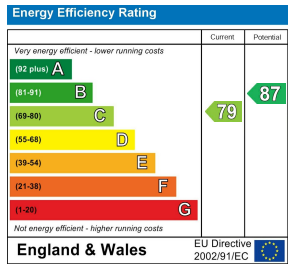
First Floor
Approx. 57.9 sq. metres (622.9 sq. feet)

Second Floor
Approx. 59.3 sq. metres (638.8 sq. feet)



Total area: approx. 157.5 sq. metres (1695.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.