



6 Moore Close  
Cambridge, CB4 1ZP

Guide price £825,000



## 6 Moore Close Cambridge, CB4 1ZP

- 4 bedrooms
- Detached property
- Superbly presented
- Large, modern kitchen
- No chain

Located in a quiet residential street, this is an impressive and wonderfully presented 4 bedroom detached family home, with off-road parking and enclosed garden.

6 Moore Close stands at the end of peaceful cul-de-sac and is surrounded by mature trees, providing excellent privacy. The whole property has been finished to a high standard providing modern and contemporary feel throughout.

On the ground floor there is a wide entrance hallway with a understairs cupboard and downstairs cloak room. From the hallway is the front living room which benefits from a dual aspect, has an attractive bay window and a feature fire place. The hugely impressive kitchen/dining/sitting room opens up across the breadth of the property creating a real feeling of space. It's been thoughtfully designed to offer an open plan style while maintaining clearly defined spaces. Light floods in from both sets of rear doors to the garden and the skylights.

The kitchen has a contemporary theme with black stone worktops over handleless white gloss





cabinetry. There are integrated AEG appliances to include electric hob, double oven and full sized fridge and freezer.

Adjacent to the kitchen is the utility area which houses the combi-boiler and space for laundry appliances, as well as a side door to the garden. Completing the ground floor is an additional reception room currently used as a home-gym and would also make a superb home office.

Upstairs there are four double bedrooms. The primary bedroom overlooks the rear garden and has integrated wardrobes and a fully tiled ensuite shower room. The family bathroom has the same contemporary finish and has a bath with shower over, vanity unit with basin and WC.

Externally there is an easy to maintain garden which wraps around the property, laid mainly with paving, with mature boarder trees and greenery. There is a large garden shed, EV charger and off-road parking for several cars.

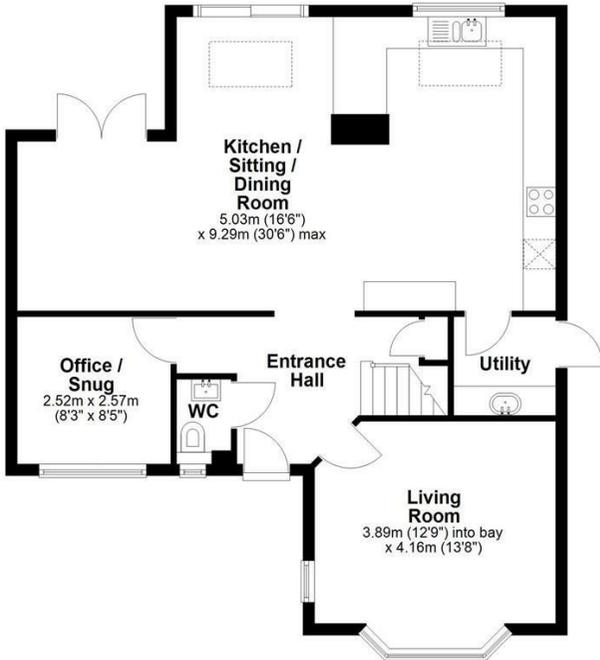
Moore Close is located in the north side of the city, accessed from Milton Road and withing walking distance of the Science and Business Park and Cambridge North Station. There is excellent public transport links from Milton Road and the A14 and M11 are easily accessible.

What3Words: ///they.drama.care



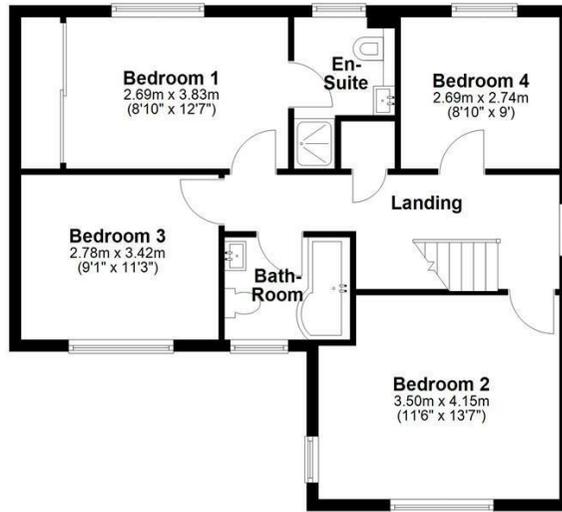
### Ground Floor

Approx. 76.7 sq. metres (825.7 sq. feet)



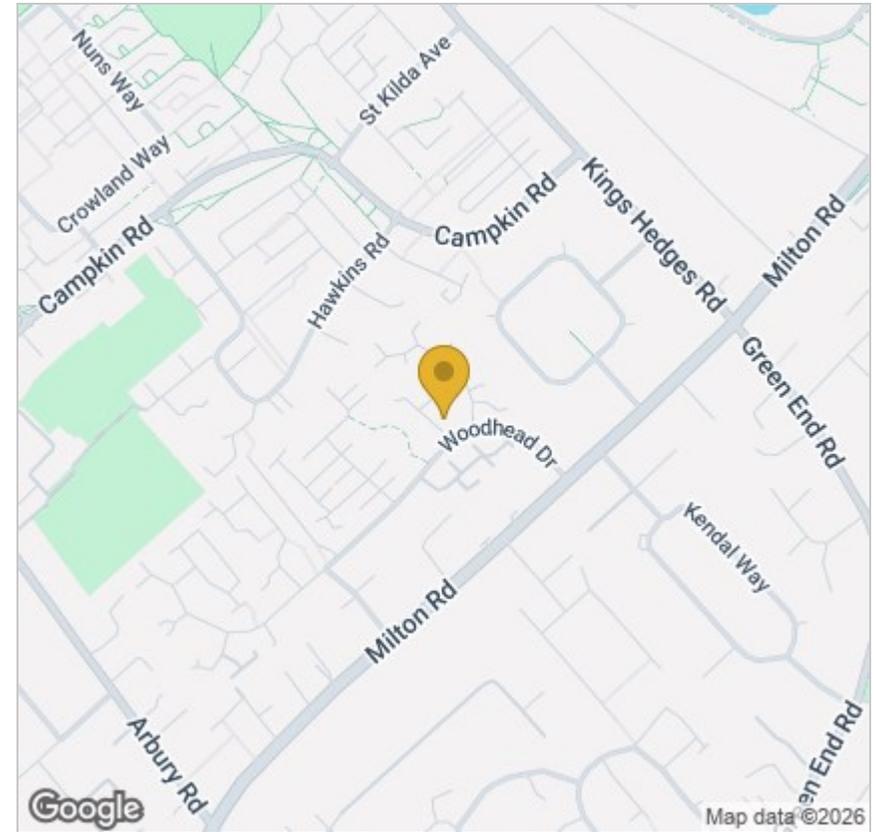
### First Floor

Approx. 63.1 sq. metres (678.9 sq. feet)

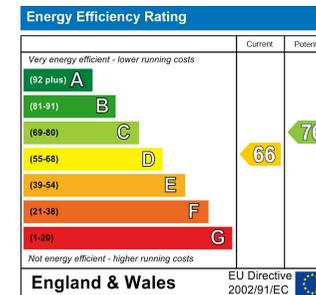


Total area: approx. 139.8 sq. metres (1504.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com