



27 Acorn Avenue, Bar Hill
Cambridge, CB23 8DT

Guide price £550,000

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- No onward chain
- EPC 'A'
- Excellent Condition
- Garden Studio
- Modern
- Off-street Parking

A thoughtfully extended and imposing four bedroom detached home, extending to approximately 1647 sq ft, presented in excellent condition throughout and offered with no onward chain.

On entering the property, you are welcomed into a bright entrance area, enhanced by front facing skylights that flood the space with natural light. From here, there is access to a highly practical utility room, finished to a high standard. Adjacent is a ground floor bathroom with tiled flooring, fitted shower unit and WC, with translucent glazing into the utility room allowing further natural light to filter through.

The open plan kitchen and dining room spans the full length of the property and forms a real centrepiece of the home. The contemporary kitchen overlooks the front aspect through a large window and offers extensive worktop space, glossy cabinetry and a stylish splashback. Integrated appliances include a ceramic hob with extractor, oven, microwave and a dishwasher. This space flows seamlessly into the dining area, where the continuation of the countertop provides clever additional storage. There is ample space for a large dining table, complemented by a skylight and patio doors that keep the room bright and airy.





The family room is also generously proportioned and continues the parquet flooring from the entrance hall. Patio doors lead out to the garden, and while the room benefits from excellent natural light, it retains a warm and cosy feel. There is additional storage in the form of a paneled cupboard. A hidden door leads through to the home gym, which enjoys corner windows and a skylight, gym mat flooring and further well designed storage. The gym also provides direct access to the garage, which accommodates one vehicle and includes an electric charging point.

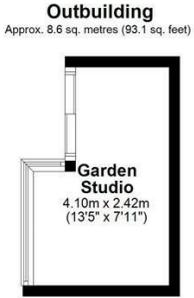
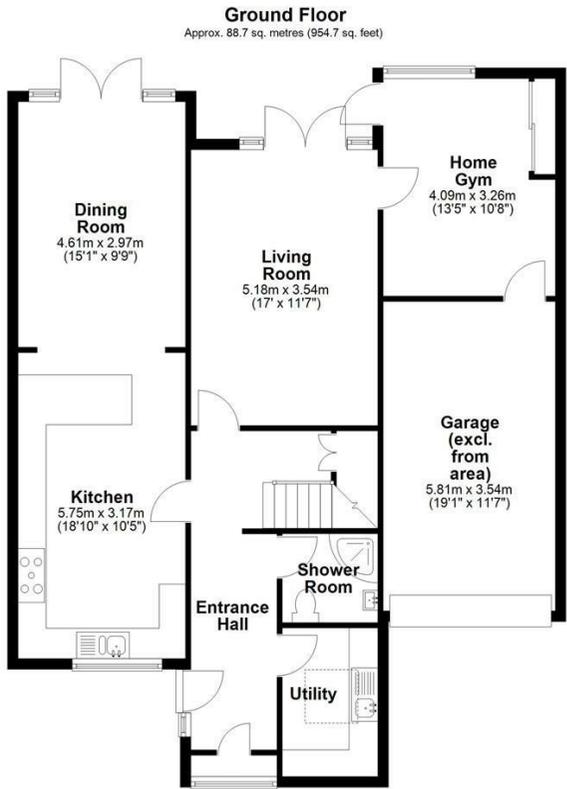
To the first floor, the landing is spacious and well laid out. The principal bedroom is the largest double bedroom, featuring wooden floorboards, a fitted wardrobe and views over the front of the property. The two rear bedrooms are also doubles, each with large windows overlooking the garden. One is currently used as a child's bedroom and the other as a guest room, both benefiting from carpet underfoot that continues across the landing. The fourth bedroom is slightly smaller but still offers excellent versatility as a bedroom or home office and includes mirrored fitted wardrobes.

The rear garden is partly paved and partly laid to lawn, with raised flower beds providing attractive planting. The lawn is well maintained, and there is a garden shed along with rear gated access. Also within the garden is a detached studio with full power connected, making it an ideal work from home space or creative studio.

Set within a quiet residential street, this impressive family home presents a rare opportunity to purchase a modern and impeccably presented property in the heart of the village, within walking distance of local amenities and offering convenient access to the A14.

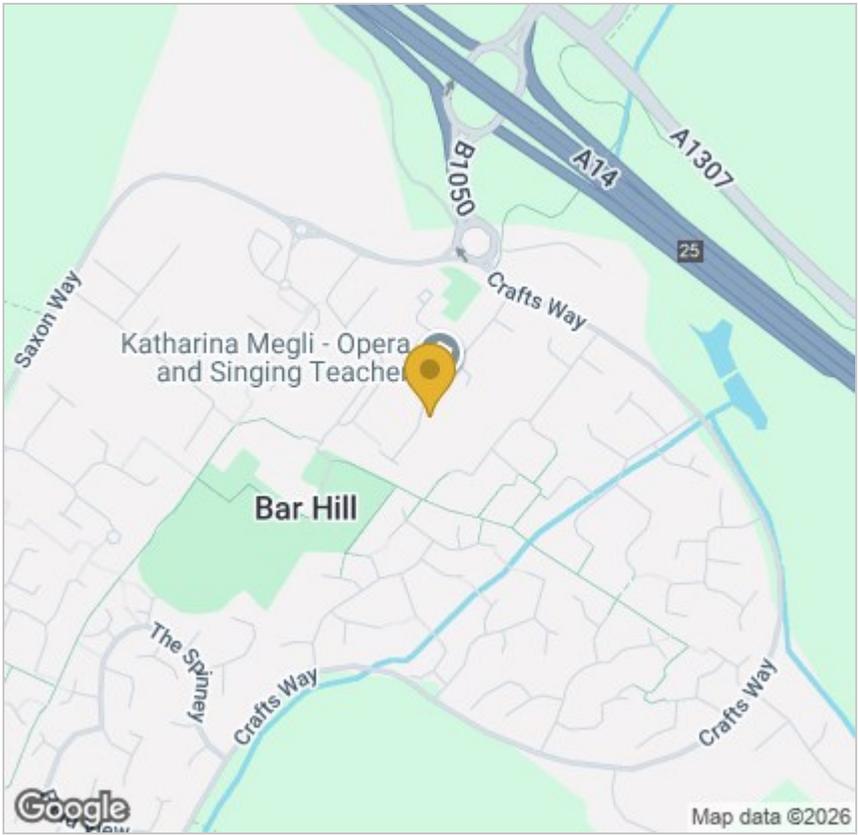
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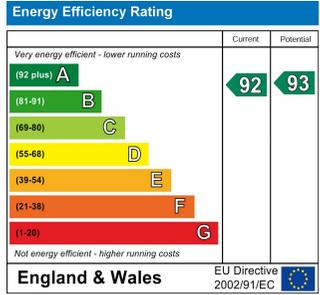


Total area: approx. 153.0 sq. metres (1647.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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.

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