



EH

EXQUISITE
HOME

Occupying an end-of-terrace position within a mature residential area, this two-bedroom property offers spacious and practical accommodation. The front is lawn and block paving giving direct access to the main entrance and side access to the rear garden.

The ground floor is arranged to separate the primary reception areas, featuring a dedicated dining room with wooden flooring and a distinct living space. Understairs storage. The kitchen is fitted with white shaker-style cabinetry, wood-effect work surfaces, a gas range-style cooker, providing a functional area that houses a Vaillant boiler. A ground-floor shower and utility room adds practicality. Double glazing. Smart thermostat.

The first floor comprises two double bedrooms, featuring wooden flooring and built-in storage solutions, alongside a primary bathroom fitted with a traditional white suite.

To the rear, the enclosed garden incorporates a block-paved patio and a lawned area. A prominent feature of the exterior is a substantial timber-constructed covered bar and seating area, providing dedicated infrastructure for outdoor entertaining and dining regardless of the weather. A separate workshop offers additional utility and storage space.

Located approximately two miles from Cambridge city centre, the property is strategically positioned for access to significant employment hubs. Cambridge North mainline railway station is situated 1.13 miles away, providing direct routes to London King's Cross and London Liverpool Street. Cambridge Science Park and Cambridge Business Park are both within direct cycling distance. For families, local education includes The Grove Primary School and North Cambridge Academy, both located within a 0.3-mile radius.





Key Features

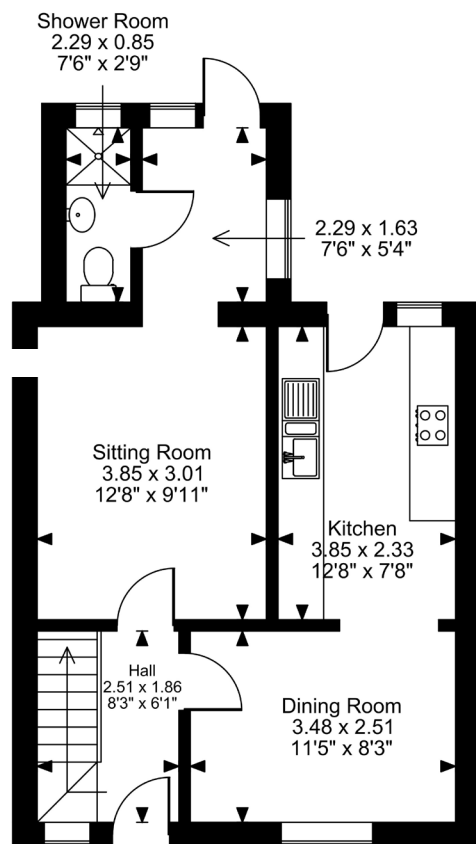
- End-of-terrace property providing 807 square feet of internal accommodation
- Two double bedrooms and a first-floor family bathroom
- Dedicated dining room and a separate living room
- Fitted kitchen featuring white shaker-style cabinetry and a Vaillant boiler
- Ground-floor shower room for added daily utility
- Block-paved and lawned front garden
- Enclosed rear garden with a block-paved patio and lawn
- Substantial timber-constructed covered outdoor bar and entertaining space
- Located 1.13 miles from Cambridge North mainline railway station
- Within 0.3 miles of The Grove Primary School and North Cambridge Academy



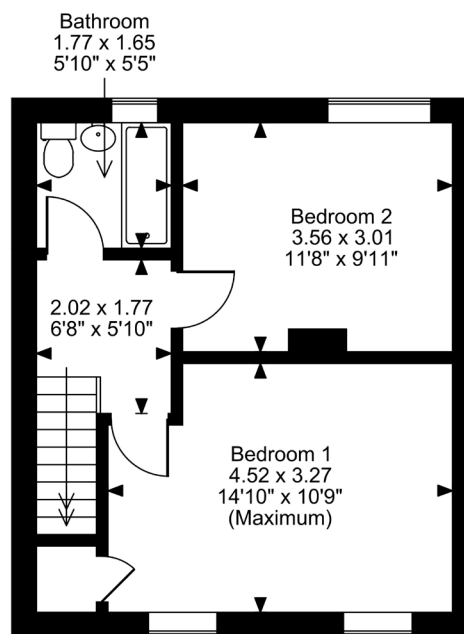




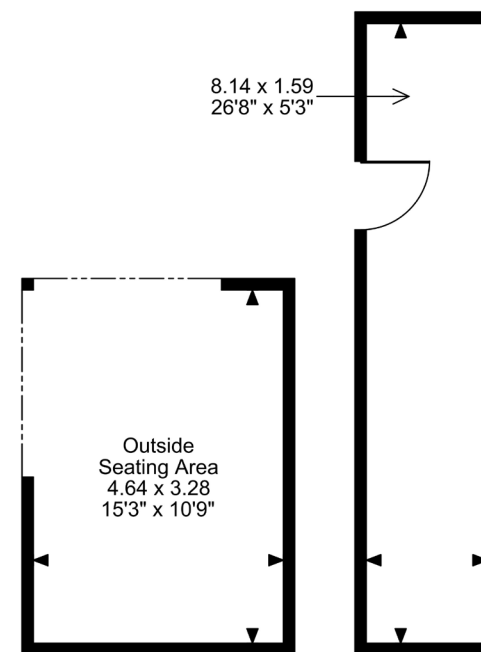
Hawkins Road, Cambridge
Approximate Gross Internal Area
Main House = 820 Sq Ft/76 Sq M
Outbuilding = 139 Sq Ft/13 Sq M
Seating Area external area = 164 Sq Ft/15 Sq M
Total = 959 Sq Ft/89 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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