



Bush & Co.

46 Davy Road, Cambridge

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Offers Over £599,995 Freehold

About the Property

Davy Road is conveniently located between Rustat Road and Coleridge Road with the Coleridge Recreation Ground just opposite. The mainline railway station is within 0.5 miles and both the city centre and Addenbrookes hospital biomedical campus are less than 1.5 miles. The area is well served with highly regarded schooling for all ages nearby and leisure and retail facilities are available in abundance.

The house has been significantly extended on two floors by the present owners to provide spacious family living with superb landscaped gardens and outbuildings.

On the ground floor there is an entrance lobby with storage for coats and shoes which in turn leads to a small hallway and cloakroom. The stylish re-fitted kitchen includes a comprehensive range of units and breakfast bar as well as fitted double oven and hob. The utility room off the kitchen has space for washing machine and tumble dryer and access to the rear garden. The dining room is a generous space with glazed panel double doors to the recently built family room which has part vaulted ceiling with Velux rooflights and double French doors to the garden.

The first floor landing gives access to all four bedrooms of which three are well proportioned doubles and there is a stylish, tiled three piece bathroom.

The block pavior frontage provides off street driveway parking for two cars with additional bicycle storage.

The beautifully landscaped enclosed rear garden has a central lawn with a large paved patio and pergola with built in bench seating. At the back is a large timber deck with shaded pergola, raised planting beds and bench seating. An access gate allows passageway access to Corrie Road.

There is a timber studio at the bottom of the garden which is a useful addition which can be used as an office, home gym or occasional guest room.

TENURE - Freehold

POSTCODE - CB1 3QW

COUNCIL TAX - C

SERVICES - All mains services are believed to be connected to the property

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262

Property Highlights

- Two Storey Extended Home
- Desirable Location
- 0.5 Miles To Railway Station
- 1.5 Miles To City Centre
- Four Bedrooms
- Two Reception Rooms
- Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Bathroom
- Driveway Parking
- Beautiful Garden

Further Information

Tenure - Freehold

Council Tax - Band C

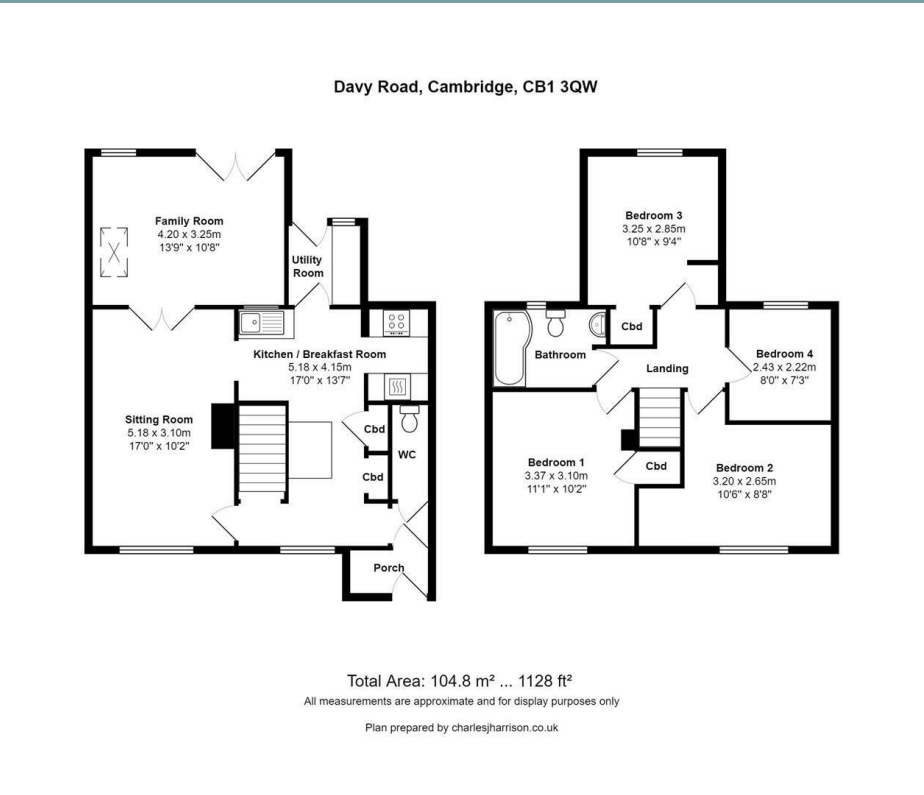
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





46 Davy Road, Cambridge



Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC