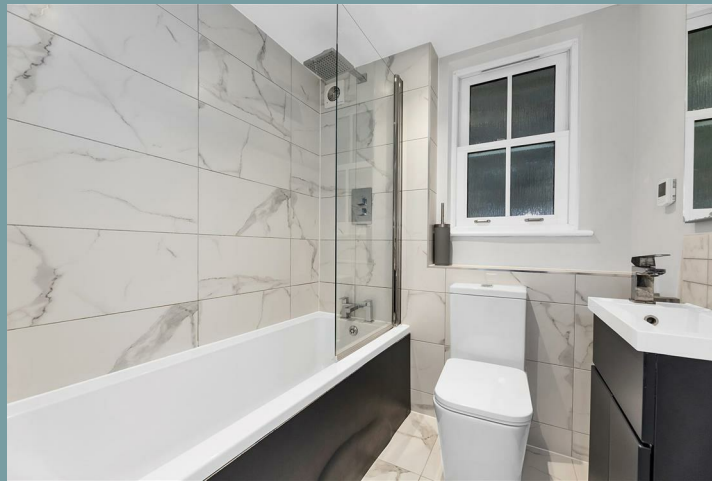


Bush & Co.



53 Alpha Road, Cambridge

3 2 1 B



Guide Price £795,000 Freehold

About the Property

Alpha Road is beautifully situated off Chesterton Road, just moments from the River Cam, Jesus Green and the historic City Centre.

The property is a modern detached house, built in 2021, which blends seamlessly with neighbouring period properties, allowing low maintenance living in a character filled home. Accommodation is spread over three well proportioned floors, with a high specification finish and an attention to detail rarely seen. Strong energy efficiency is achieved with the use of high performance glazing throughout and an air source heat pump teamed with electric underfloor heating. A desirable family home which is offered for sale with the advantage of no onward chain.

The ground floor entrance door leads to an inviting hallway, with stairs to the first floor and double doors opening to a stunning living/dining room. There is a bay window to the front and double French doors to the rear as well as a useful under stairs cupboard. Herringbone wood effect flooring features throughout the entire ground floor. A two piece cloakroom lies off the dining area whilst the well appointed contemporary fitted kitchen, located at the back, is complemented by integrated Bosch appliances and bi-fold doors which provide further direct access to the garden.

The first floor accommodation includes a landing with stairs to the second floor, a large double bedroom spanning the width of the house with built in wardrobes, a comfortable single bedroom and beautiful three piece family bathroom.

The entire second floor houses the principal bedroom suite which benefits from built in wardrobes and a high specification three piece ensuite shower room.

Outside - There is a small gravelled frontage with low level brick wall and side access gate. The attractive split level private rear garden offers a large paved seating terrace with steps up to lawned and bark mulch areas with a large timber shed and mature trees.

Agents Note - Due to planning restrictions applied during the original consultation, residents are unable to apply for permit scheme car parking.

Property Highlights

- Prime Residential Location
- Close To City Centre, River Cam & Jesus Green
- Three Storey Detached House
- Three Well Proportioned Bedrooms
- Two Stylish Bathrooms
- Contemporary Fitted Kitchen
- Electric Underfloor Heating With Air Source Heat Pump
- Private Rear Garden
- High Energy Efficiency
- No Onward Chain

Further Information

Tenure - Freehold

Council Tax - Band E

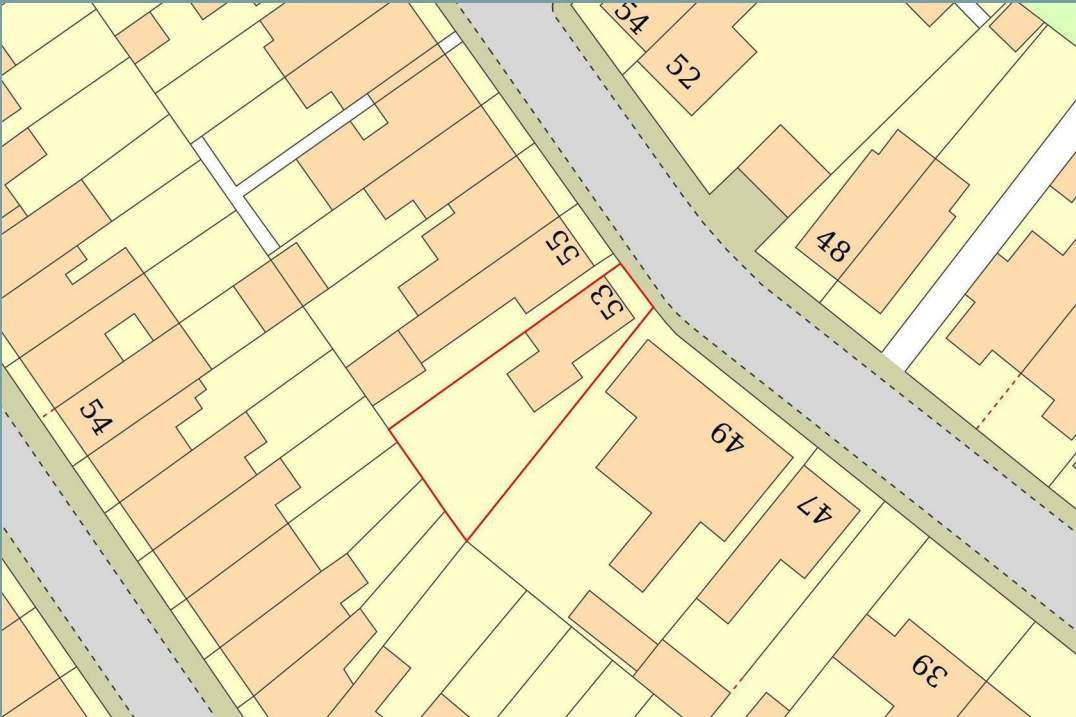
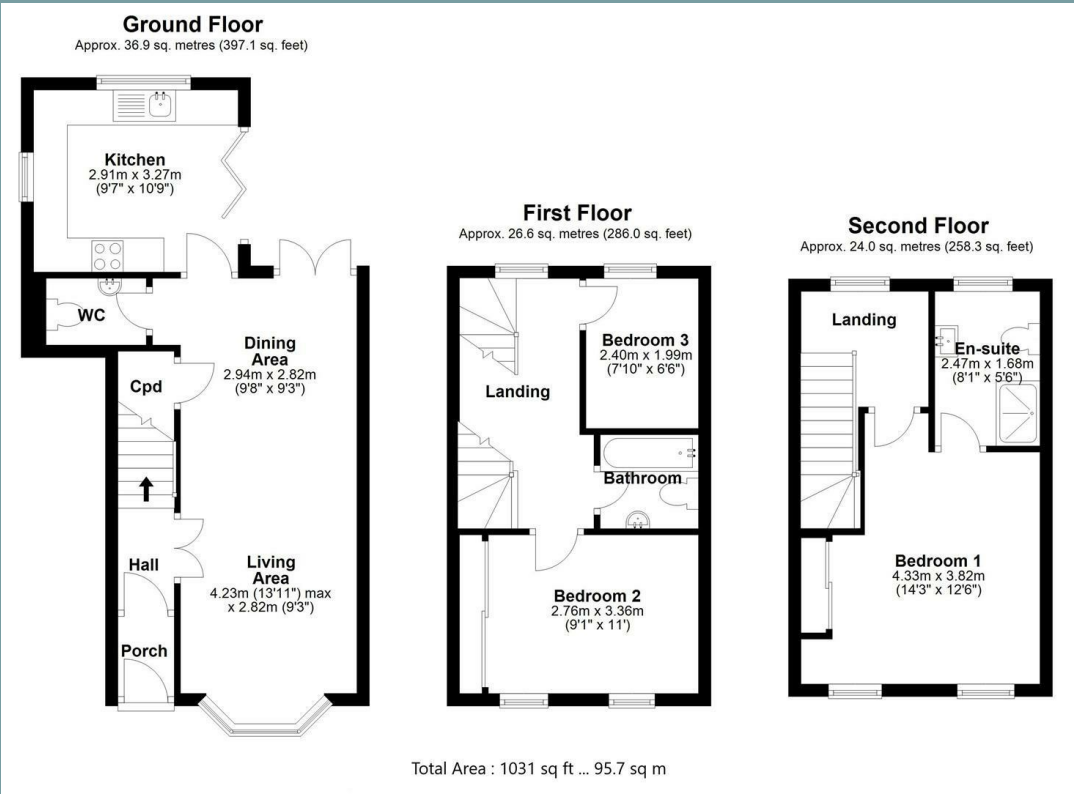
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By appointment





53 Alpha Road, Cambridge



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Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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