

**pocock & shaw**

Residential sales, lettings & management



32 Vicarage Meadow,  
Stow Cum Quy,  
Cambridge, CB25 9AL

A superbly presented modern 4 bedroom family town house set within an attractive development located in this popular village within easy reach of both the A14, science parks and Cambridge.

Offers Over: £485,000



The sought after village of Stow Cum Quy is situated just on the east side of Cambridge close to Marshalls and has a church, post office shop, two public houses and great local schools. The village is surrounded by some lovely countryside with good local walks and cycle routes, particularly into Cambridge. The National Trust's prestigious Anglesey Abbey and Cafe is also just down the road. The Quy Mill Hotel provides excellent facilities including a swimming pool and gym.

Understood to have been built about 15 years ago this attractively designed town house is positioned near the end of the development and is complimented by an enclosed garden, garage and off road parking.

With the benefit of a communal propane gas fired heating system in detail the accommodation includes

## Ground Floor

### Entrance Hall

Entrance door, radiator, stairs to the first floor.

### Cloakroom

With a window to the front, fitted with two piece suite comprising, of a wash hand basin with cupboard under and tiled splashback, low-level WC, radiator, tiled flooring.

### Sitting Room 4.73m (15'6") max x 3.58m (11'9")

With a window to the front, double radiator, wood laminate flooring, double doors leading to the Kitchen/Dining Room, understairs storage cupboard.

### Kitchen/Dining Room 4.74m (15'7") x 3.48m (11'5")

Fitted with a matching range of base and eye level units with worktop space over, under cabinet

lighting, 1+1/4 bowl sink unit with single drainer and mixer tap, integrated fridge/freezer and washing machine, fitted eye level electric oven, four ring ceramic hob with extractor hood over, two windows to the rear, double radiator, wall mounted gas fired boiler, tiled flooring, recessed ceiling spotlights, double doors to the garden.

## First Floor

### Landing

With a window to the front, radiator, recessed ceiling spotlights, stairs to the second floor, airing cupboard with a hot water cylinder.

### Bedroom 2 3.51m (11'6") x 2.68m (8'10")

With a window to the rear, radiator.

### Bedroom 3 2.72m (8'11") x 2.61m (8'7")

With a window to the front, radiator.

### Bedroom 4 2.44m (8') x 1.88m (6'2")

With a window to the rear, radiator.

### Family Bathroom

Fitted with a three piece comprising of a bath with independent shower over, wash hand basin with cupboard under and shaver point, low-level WC, extractor fan, radiator, tiled flooring, recessed ceiling spotlights.

## Second Floor

### Landing

Door to:

### Bedroom 1 4.74m (15'7") x 3.86m (12'8") min

With two dormer windows to the front, two radiators, large built in wardrobe.

### En-suite Shower Room

Fitted with a three piece suite comprising of a shower enclosure, wash hand basin with cupboard



under and shaver point, low-level WC, extractor fan tiled splashback, skylight window, radiator, tiled flooring, recessed ceiling spotlights.

### Outside

The property has a single garage located under the adjacent maisonette. There is one parking space in front of the garage. The property also maintains the small strip of land to the left of the garage. The rear garden is about 15 meters long and is enclosed with a patio area by the house, lawn, timber deck, rear patio and herbaceous borders. There is a re3ar gate for access.

### Services

Mains water, drainage and electricity are connected. Gas is supplied via a communal propane supply which is individually metered

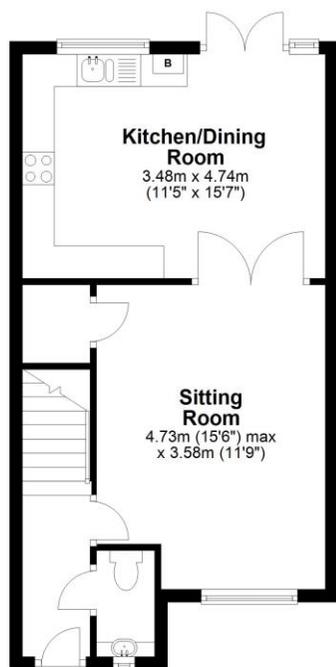
### Tenure

The property is freehold. There is a financial contribution to the estate management company that overlooks the communal areas. This charge is currently £80 per annum. This property also pays 15% of the buildings insurance for the maisonette to cover the garage insurance and a £1 charge per annum for the parking space.

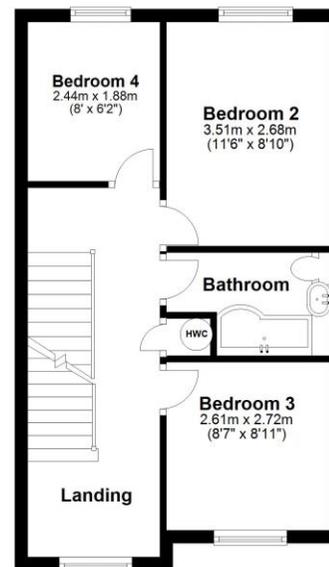
**Council Tax Band:** D South Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS

**Ground Floor**  
Approx. 41.5 sq. metres (447.1 sq. feet)



**First Floor**  
Approx. 39.8 sq. metres (428.5 sq. feet)



**Second Floor**  
Approx. 25.9 sq. metres (278.3 sq. feet)



Total area: approx. 107.2 sq. metres (1153.9 sq. feet)



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested