



81 sqm / 871 sqft

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161 sqm / 0.05 acre

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Detached house

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3 beds, 1 recep, 2.5 bath

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Garage & off road parking

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1997 - freehold

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EPC - D / 64

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Council tax band - E

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Bullen Close

A bright and modern detached house with a single garage and private rear garden. The property enjoys a peaceful cul-de-sac position in this friendly neighbourhood, conveniently situated just off Cherry Hinton Road.



Guide Price:  
£600,000



This bright 3 bedroom detached house enjoys a peaceful cul-de-sac position in this friendly neighbourhood set just off Cherry Hinton Road. The property has been well cared for, has a single garage and a delightful private rear garden,

The accommodation is entered via a part glazed front door and leads to the reception hall with stairs leading to the first floor, access to the garage and cloakroom with w.c. There is a light and airy sitting room, which benefits from double glazed doors to the rear garden and understairs storage. The kitchen has been fitted with a range of base and eye-level units; integrated electric over and gas hob, space and plumbing for additional appliances to include washing machine and fridge/freezer.

Upstairs are 3 bedrooms, with the principle bedrooms including a ensuite bathroom and built in cupboards / wardrobes. The landing has an airing cupboard and provides loft access. Completing the accommodation is a bathroom which has been fitted with a three piece suite.

Outside, to the front there is parking for two vehicles leading to the integral single garage with metal up-and-over door, power and light, personal door to hallway. Side access leads to the enclosed rear garden, which is east facing, with patio, gravelled landscaped areas, enclosed by fencing and the whole of the garden offers a good degree of privacy.

Bullen close is a peaceful cul-de-sac located just off Cherry Hinton Road which provides a wonderful community feel. No.15 sits on a private plot, just a 6 minute walk from the highly regarded Cherry Hinton Hall Park which offers extensive parkland and play areas.

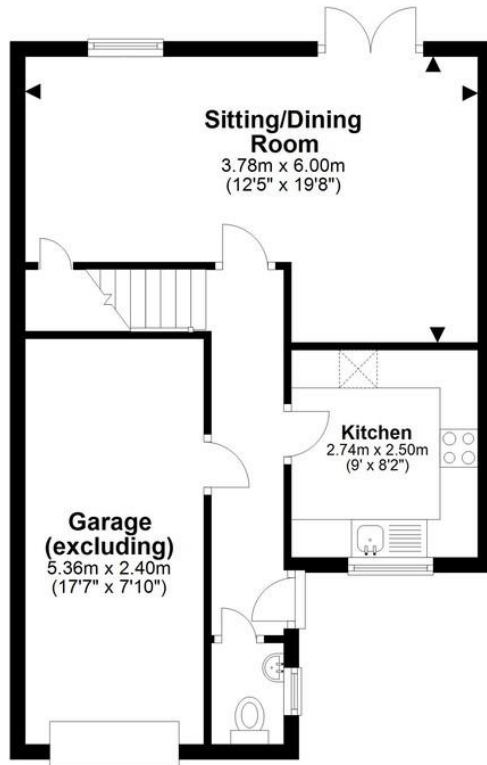
It is exceptionally well located for access into the Addenbrooke's campus and associated developments. There are also various amenities nearby including a grocery store, petrol station, chemist, newsagents and Balzano's deli. The property is just 2 miles from the City Centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities.

Schooling is available at Queen Emma Primary with secondary provision at St Bede's, both of which are Ofsted rated as 'good' and 'outstanding' respectively. There is plenty more schooling in the area including the Netherhall, Spinney, Homerton nursery and Cambridge International School.



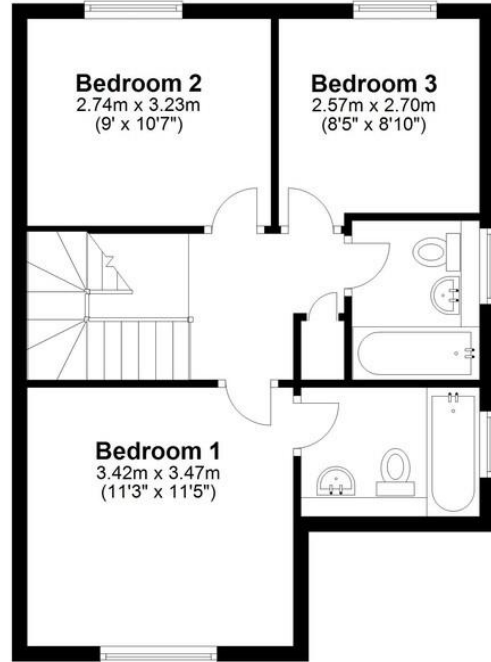
### Ground Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



### First Floor

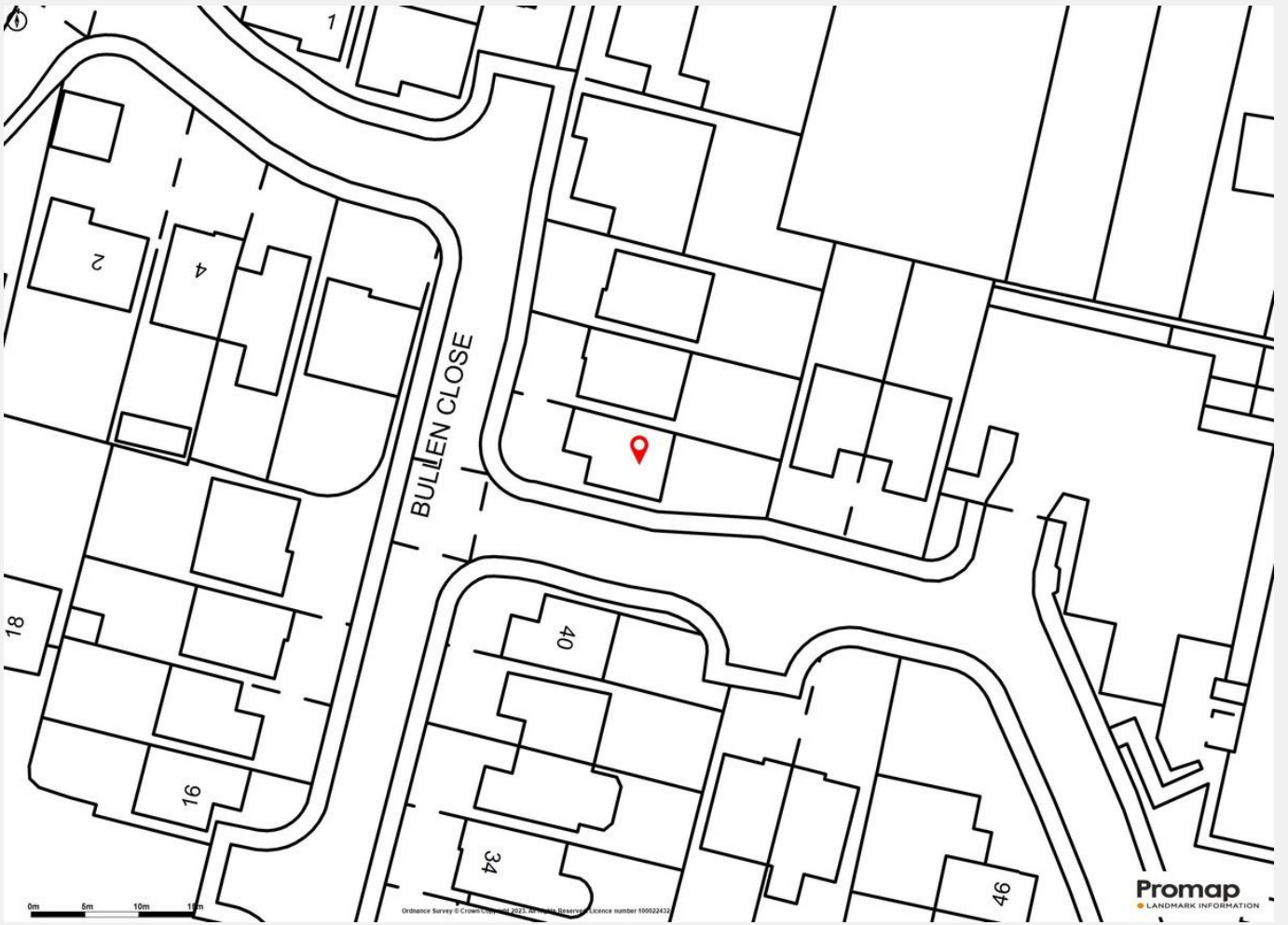
Approx. 45.7 sq. metres (491.9 sq. feet)



Total area: approx. 81.0 sq. metres (871.6 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk) - IPMS 2  
Plan produced using PlanUp.

Total area:  
Approx. 81 sq m : Excluding garage.  
(871 sq ft)



BULLEN CLOSE

0m 5m 10m 15m

Promap  
LANDMARK INFORMATION

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