



135 sqm / 1452 sqft

Driveway

425 sqm / 0.10 acre

Victorian

Victorian terrace

EPC - D / 64

4 bed, 2 recep, 2.5 bath

Council tax band - D

Elsworth Road

An incredibly stylish, beautifully presented Victorian house which has been thoughtfully extended which has created a spacious 4 bedroom house of around 135 sqm /1452 sqft. Plus a lovely detached studio of around 12sqm / 133 sqft.



Guide Price
£650,000



5 Elsworth Road is a rather special house which has been updated, extended and styled by our clients creating the wonderful home it is now.

The accommodation is perfectly balanced and comprises an entrance hall on the ground floor which opens to the kitchen/breakfast room and living/dining room, both of which are light and spacious.

The living/dining room has attractive wooden floor, an open fire with a feature wooden surround and stairs leading to the first floor.

The kitchen/breakfast room has herringbone LVT flooring and double glazed French doors opening to the garden. The kitchen is fitted with a good range of units, wooden work surfaces and decorative tiled splash backs. Off the kitchen is a similarly styled utility room.

The first floor has four double bedrooms, bedroom 1 has a stunning, contemporary styled en-suite shower room, there is an equally beautiful traditional family bathroom comprising a roll top bath, wc, wash basin and feature towel rail and radiator.

To the front of the house there is a gravelled drive allowing parking for 2-3 cars and an attached oversized garage with power and light connected.

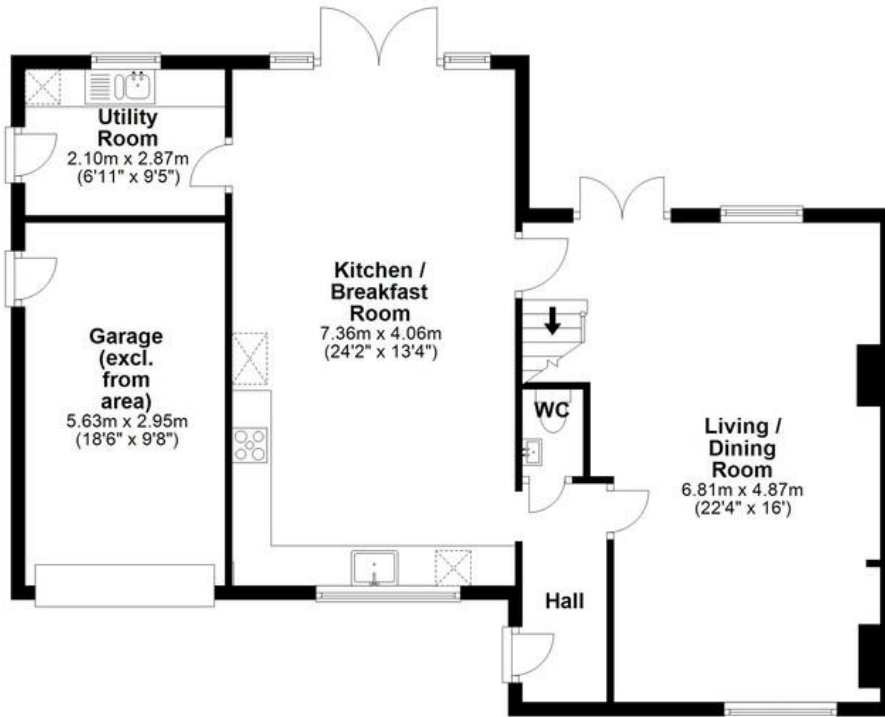
The landscaped rear garden is south facing and enclosed by high level timber fencing. There is a paved terrace and well maintained lawn with surrounding flower beds.

At the far end is a detached garden studio with a high vaulted ceiling and feature brick floor, an ideal work from home space or hobbies room.



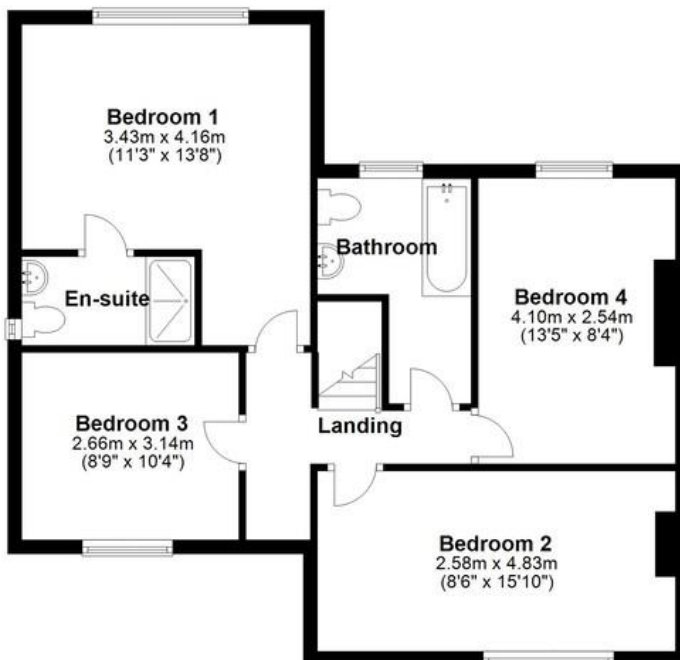
Ground Floor

Approx. 70.8 sq. metres (762.1 sq. feet)



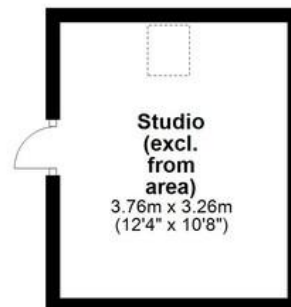
First Floor

Approx. 64.1 sq. metres (690.5 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 134.9 sq. metres (1452.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Total area:
Approx.
(135 sqm / 1452 sqft)



Boxworth is a small, picturesque, family friendly village located approximately 9 miles north-west of Cambridge, just off the A14 with good commuter links to the city, Huntingdon and M11 with Addenbrooke's campus approximately a 25 minute drive away. The A428 is a viable alternative to the A14 into Cambridge and the Science Park. It is 8 miles south-east of the pretty market town of St Ives. Railway stations providing access to London are within easy driving distance from Cambridge, St Neots Huntingdon.

Primary schooling is available in nearby Elsworth whilst secondary education is available at the Ofsted rated 'outstanding' Swavesey Village College, with buses that connect with both schools.

Boxworth enjoys a great supportive community and the village hall offers events for all ages including a range of fitness classes and clubs for children as well as a range of social events organised by the active village committee. The village also has a public house.

A wider range of amenities are available close-by at Cambridge Services and in Swavesey including shops and a post office. Tesco Extra at Bar Hill and Morrisons, Cambourne are a short drive away.

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