

A photograph of a modern garden. On the left is a grey building with a grey door and a large window. A blue fence runs along the left side. In the center is a grey building with a grey door and a large window. A purple umbrella is open over a wicker sofa. The garden has a lawn, a paved path, and a brick wall on the right.

EH

EXQUISITE  
HOME



### *Smart and Contemporary...*

In popular Chesterton just off the High Street to the north of the city is this smart, immaculate home arranged over two floors. Part of a small development of four flats and two houses built in 2021, the present owners bought their house in 2022, attracted by its central Cambridge location, the compact layout with a feeling of spaciousness and light and the sense of strong community on the development with a WhatsApp group and a real feeling of tight-knit supportiveness. Since moving in, they have redecorated throughout, built raised planters and put in a gravelled seating area in the garden. There is a dedicated off-street parking space just by the entrance gate, plus a communal bike shed. The house is reached via a path running over the common land to a gate which opens into the garden. It is incredibly quiet and peaceful and tucked away, in spite of its location on Milton Road.

The smart grey front door opens into the light-filled and spacious hallway which has five cupboards and a utility area with plumbing for a washing machine. The staircase curves up to the first floor and there is a smart cloakroom with glossy white subway tiles, navy blue paint and a close coupled toilet. To the right of the hallway is the generous kitchen/living room with its bifold doors opening out on to the garden. This really brings the outside in and extends the house. In colder weather, there is an uninterrupted view out on to the garden, and in fine weather, the owners push the doors right back to use the patio seating and add space to their house. It is perfect for entertaining and an absolutely delightful space. The kitchen has been designed with an eye to functionality and form. With its light grey cabinets, Corian worktops, island/breakfast bar with induction hob and extractor hood and storage, integrated double electric oven and microwave, dishwasher and wine fridge plus plenty of well designed storage, it is a sleek and modern kitchen ideal for everyday meals, kitchen suppers and entertaining. The living area has more than enough room for sofas and armchairs and enjoys lovely views of the garden. The layout means that the cook and the guests are not divided and can chat while food is being prepared.





### *Light and Airy First Floor...*

The staircase curves up to the landing on the first floor with its airing cupboard. If desired, this could be converted into a cloakroom or a walk in wardrobe. The smart, contemporary three piece family bathroom is tiled with glossy white subway tiles and painted in an on trend light grey. It has a bath with raindrop shower over, a close coupled toilet and a basin with storage. It is ideal for a couple or a family. The principal bedroom is a good sized double with eaves storage, filled with light and very attractive. The second bedroom has a partial room divider giving it greater versatility to be used as a home office, bedroom/sitting room or playroom. Natural light pours through the skylight giving it a wonderful airy feel.



# LOCATION

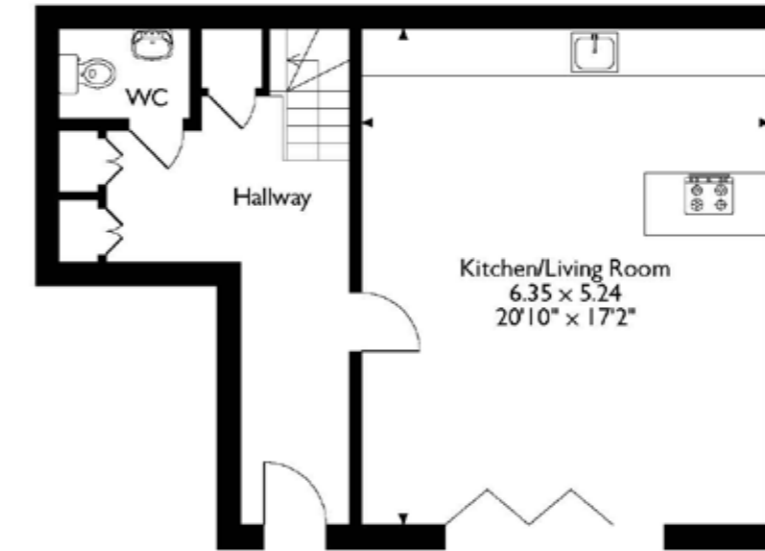
The garden is easy to maintain, laid to patio by the bifold doors and with the rest laid to lawn. There are raised planters filled with attractive perennials and a gravel seating area. It is a quiet, peaceful space, ideal for relaxing at the end of the day or for family barbecues or entertaining.

The many amenities of Chesterton are on the doorstep including a Co-op, general shop, pharmacy, café, Post Office, two bike shops and plenty of pubs. The centre of Cambridge is a fifteen minute bike ride or a twenty five minute walk away and beautiful Midsummer Common is close by. Extensive shopping opportunities are offered by the Beehive Centre fifteen minutes away and there are wonderful and extensive dog walks towards Fen Ditton on the Cam via Ditton Meadows and Stourbridge Common.

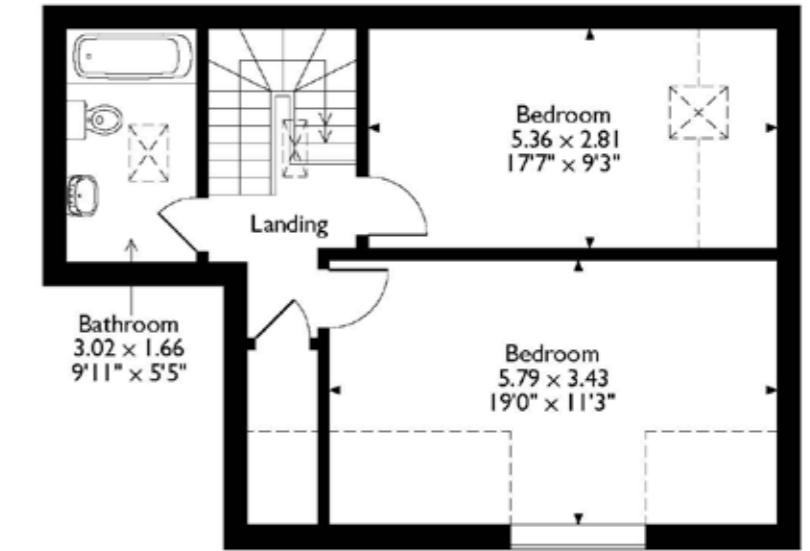
Beautiful historic Cambridge with its ancient university buildings, the Backs, the lovely River Cam, vibrant city centre, tree-dotted emerald greens, thriving cultural scene and perfect location is a joy for tourists, students, visitors, commuters alike. Bicycle lanes and paths are everywhere and the iconic sight of cyclists meandering past the colleges and river is a huge part of this wonderful city's streetscape. Over the past few decades, Cambridge has also become known as a science and technology hub. The Cambridge Biomedical Campus, the headquarters of AstraZeneca, Cambridge Science Park and many others have led to the affectionate nickname "Silicon Fen." Those employed here appreciate the opportunity to walk or cycle to work, and the villages surrounding Cambridge are linked up to it via guided busways and cycle routes. Transport links are excellent, with the M11 and A14 connecting it to London, King's Lynn and Ely, the Midlands and A1. There are two stations in the city, Cambridge North connecting it to Colchester and Ipswich, and Cambridge itself with regular fast trains running into London King's Cross. The city is dotted with historic greens, water meadows and three Sites of Special Scientific Interest. It has a number of nurseries, primary and secondary schools in both the state and private sector making it ideal for families.



Approximate Gross Internal Area  
91 Sq M/979 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95  A
81-91	B		
69-80	C		
55-68	D		
39-54	E	84  B	
21-38	F		
1-20	G		



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