



EH

EXQUISITE
HOME

Perfectly Placed...

Very close to the centre of town, within a short walk of the station and the emerald expanse of Parker's Piece is this smart terraced town house arranged over three floors. Unusually for such a modern and city central property, it has both its own dedicated garage and a small garden, adding very greatly to its charms. The property has two Voltaic solar panels and full fibre broadband connected to the property offering excellent download speeds (currently 324.49Mb). The present owner bought it off-plan at the end of 2020, attracted by its proximity to the station (around a seven minute walk) and the city centre (between ten and fifteen minutes). There is a doctor's surgery in the street and a vibrant mix of independent shops and cafes in the locale. For those who choose not to drive, it is perfectly possible to live comfortably car-free in this part of Cambridge. There are also lots of lovely walks and an excellent choice of bus routes. Again unusually, the houses are arranged in blocks of two with paths dividing them from their neighbours giving a very aesthetically pleasing appearance to the development.

The house is approached via a small, sheltered porch, ideal for stowing umbrellas, shoes and keeping deliveries safe and dry. The front door opens into a sunny hall with the staircase rising to the first floor. Storage has been thoughtfully designed to be generous yet unobtrusive and there are two good sized store cupboards to the right of the hall as you enter the house. A smart, sleek cloakroom is ideal for guests. Unusually for such a modern house, it has high ceilings giving a lovely flow.

The kitchen/breakfast room opens out from the rear of the hallway and is flooded with natural light pouring through the double doors into the garden. With its modish stone coloured units, Ceasarstone 'snow' worktops, slow closing drawers, integrated double electric oven and microwave, induction hob, integrated dishwasher, fridge and freezer and smart contemporary wooden shutters on the window and doors and with more than enough room for a table and chairs, this is a comfortable and inviting space. Next door is the utility room with more storage and a second sink, which completes the ground floor accommodation.





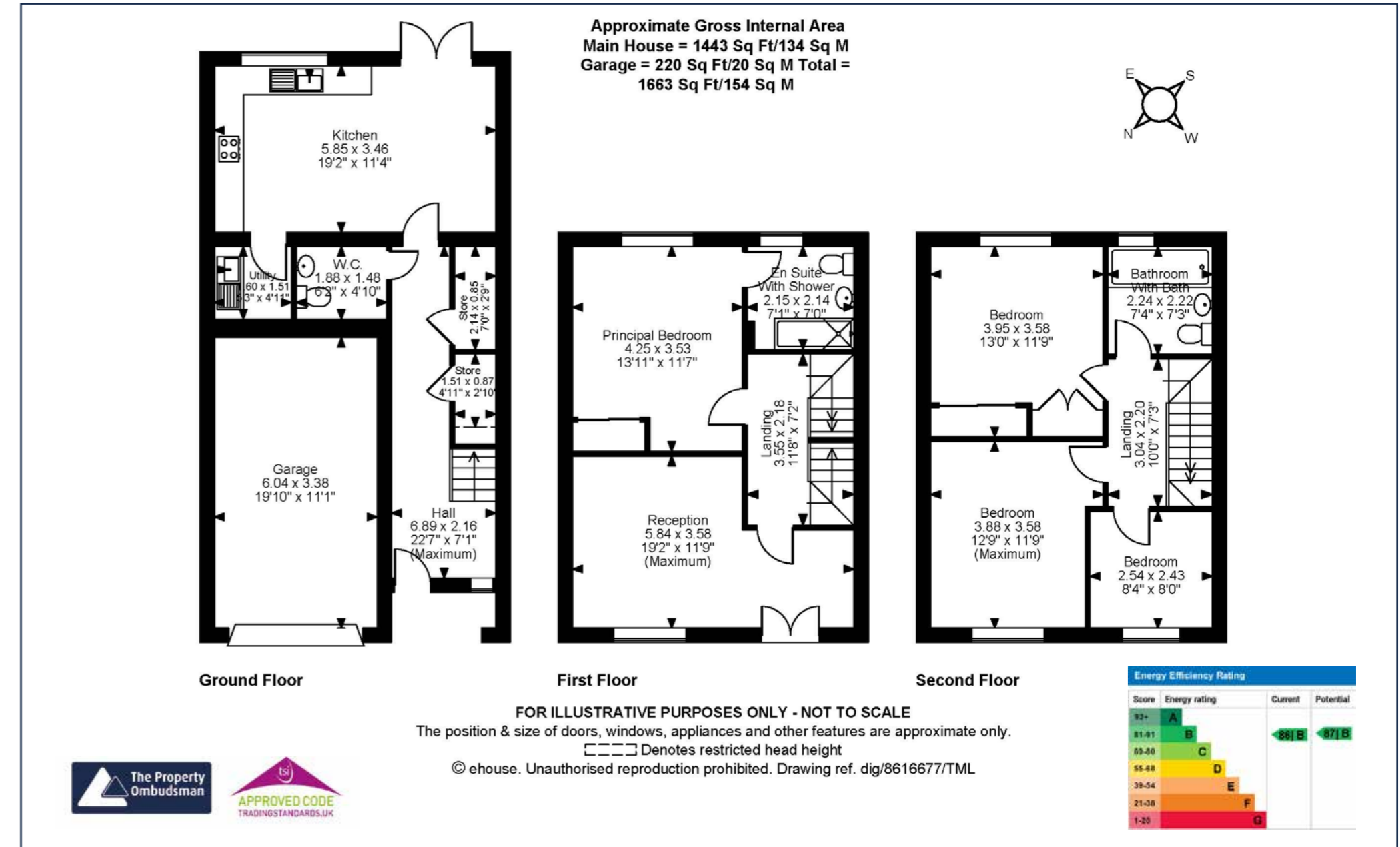
Light and Airy First Floor...

The staircase rises to the first floor where the welcoming sitting room with its Juliet balcony and window allows natural sunlight to illuminate its gracious proportions. The owner enjoys relaxing here, watching television and reading. Next door is the principal bedroom with its sleek en suite shower room with chrome towel heater and high quality fitted wardrobes which are double-size with deep shelves above. A further staircase gives access to the second floor where there are two double bedrooms, one single and a family bathroom. One of the good sized doubles has a fitted wardrobe as well as a useful cupboard and the third bedroom, a single, would be ideally suited as a nursery or home office. The three-piece family bathroom has a bath, ideal for a luxurious bubble bath at the end of the day.

LOCATION

The attractive and easy to maintain garden has been carefully designed and planted giving it a 'rain forest' theme. With its paved seating area the lawn is given dappled shade and privacy by four Holm Oaks planted in the main part of the garden and three pleached, 'Nellie Stevens' Ilex along the fence. The garden also benefits from an outside tap, a shed and an electric point.

Within very easy reach of all amenities, excellent transport and located on a quiet street, this smart, contemporary and well insulated home is an absolute must-see. 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 and Liverpool Street Station and there is also the nearly completed construction of the Cambridge South station, which will provide additional transport support for workers based at the Biomedical Centre at Trumpington and the housing development nearby. 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.



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