



EH

EXQUISITE
HOME



WELCOME TO YOUR DREAM HOME

Discover this immaculate and contemporary townhouse nestled in the vibrant village of Cherry Hinton, perfectly situated within the Cambridge City boundary. Just three miles southeast of the city centre, this stunning home is approximately two miles from Addenbrooke's Hospital and Cambridge Central Railway Station.

KEY FEATURES:

- **High-Quality Finish:** Built to an extremely high standard with the remaining years of the builder's warranty.
- **Spacious Living:** Accommodation spread over two floors, offering ample space for family living.
- **Generous Rear Garden:** A neatly kept garden with a paved patio area, perfect for relaxation and entertaining.
- **Allocated Parking:** Two designated parking spaces for your convenience.

GROUND FLOOR:

- **Entrance Hall:** Welcoming space leading into the home.
- **Cloakroom:** Conveniently located for guests.
- **Open-Plan Kitchen/Dining Area:** A spacious layout with fully fitted appliances, including stylish kickboard lighting, designed for modern living.
- **Living Room:** Generous space with double sliding doors that open onto the rear garden, allowing natural light to flood in.

FIRST FLOOR:

- **Three Comfortable Bedrooms:** One featuring an en-suite shower room, plus built-in wardrobes in some rooms.
- **Family Bathroom:** Stylishly finished for everyday convenience.

LOCATION & COMMUNITY:

- **A mere 15-minute drive to Cambridge city centre,** with reliable and regular bus services.
- **Numerous cycle paths leading directly into town—**a cycle ride through Mill Road takes less than 20 minutes.
- **Sports Facilities:** The village centre caters to various sports, including tennis, football, and basketball.

Cherry Hinton is not only a picturesque village but also a well-served area with an array of amenities. Enjoy the convenience of local shops, public houses, takeaways, a library, bakery, bank, a doctor's surgery, dentist, and play parks. The village boasts excellent primary, secondary, and sixth form schools, making it a perfect location for families.

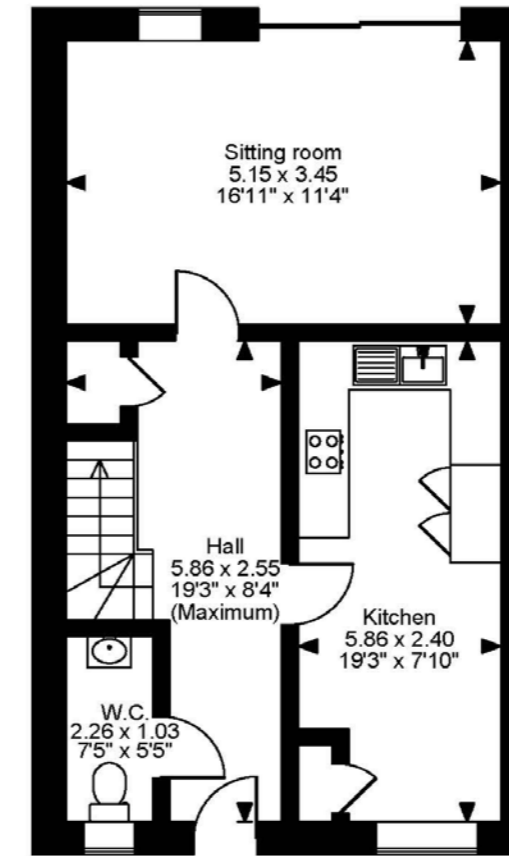
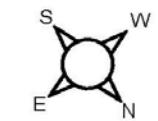


Cherry Hinton combines the tranquillity of village life with the vibrancy of city amenities. You'll be part of a dynamic and welcoming community while enjoying quick access to Cambridge's thriving technology and bio-science industries. With renowned employers like ARM Holdings nearby, your new home is perfectly positioned for both relaxation and professional opportunities.

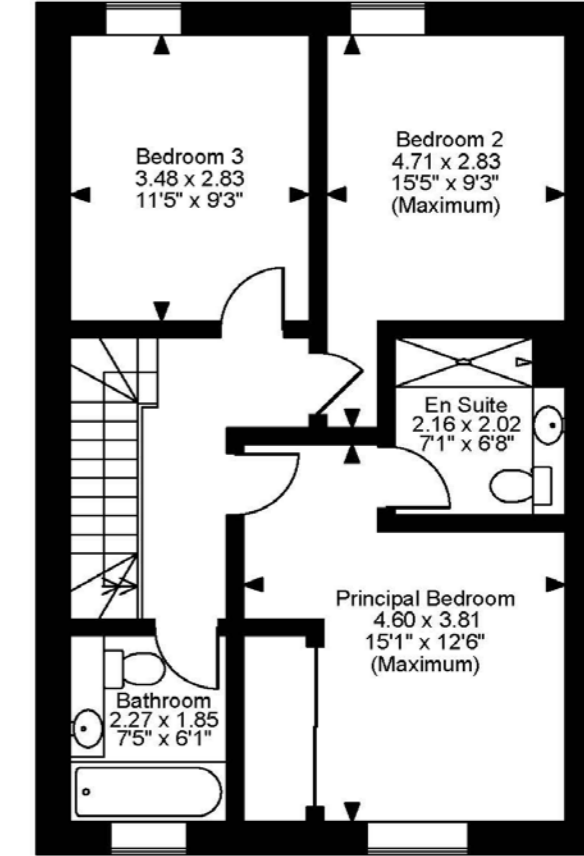


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

Approximate Gross Internal Area 1113 Sq Ft/103 Sq M



Ground Floor



First Floor

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 The position & size of doors, windows, appliances and other features are approximate only
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EXQUISITE HOME

Exquisite Home, St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS

T +44(0) 1223 261144 E info@exquisitehome.co.uk

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