



49 College Fields, Woodhead Drive, Cambridge, CB4 1YZ

Guide Price £650,000 Freehold



rah.co.uk
01223 323130

A SPACIOUS FIVE BEDROOM DETACHED MODERN FAMILY HOME WITH ACCOMMODATION ARRANGED OVER THREE FLOORS IN THIS POPULAR RESIDENTIAL AREA JUST OFF MILTON ROAD GIVING EASY ACCESS TO THE SCIENCE PARK, CAMBRIDGE NORTH RAILWAY STATION AND THE CITY

Entrance hall • kitchen/breakfast room • utility • cloakroom • dining room • sitting room • conservatory
• 5 bedrooms with en suite to master • family bathroom • store room • tandem garage • rear garden • off street parking • gas central heating • double glazing • offered with no onward chain

49 College Fields is a spacious five bedroom detached family home built around 1990 providing well planned family accommodation arranged over three floors. The house is situated in a sought after residential area and faces an attractive green. The accommodation, which is arranged over three floors comprises an entrance hall opening to an attractive kitchen/breakfast room with bay window to front and access to a utility and cloakroom, a dining room with bay window and sitting room with gas fire, mantle and surround and sliding doors giving access to a double glazed conservatory offering French doors to the rear garden. On the upper floors there are five good sized bedrooms with an en suite dressing area and five piece en suite to the master, family bathroom and the benefit of an additional store room on the top floor. Outside, there is driveway parking leading to a tandem garage which extends to 27ft with power and light laid on, with additional store room beyond. The garden extends to about 35ft and is mainly paved, laid to lawn, walled and fenced with an outside tap and personal door to garage with side pedestrian access. The property benefits further from sealed unit double glazing, solar panels with heat pump and gas central heating.

KEY FEATURES

A spacious detached family home
Five bedrooms
Bathroom and en suite bathroom to master
Attractive kitchen/breakfast room
Gas radiator central heating with additional solar assisted heat pump
Family friendly location overlooking an attractive green
Close to Cambridge North railway station and Science Park

LOCATION

College Fields, which is situated just off Woodhead Drive, forms part of a popular development off Milton Road on the north side of the City, convenient placed for the City centre, Science Park, access to the A14 and Cambridge North Railway Station. There are schools for all age groups in the City and a range of local shops on the Arbury Road/Milton Road junction with a Co-op on the corner of Milton Road and Kings Hedges Road. Access to the A14 is about 1.25 miles away.

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

Cambridge City Council
Cambridgeshire County Council

FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

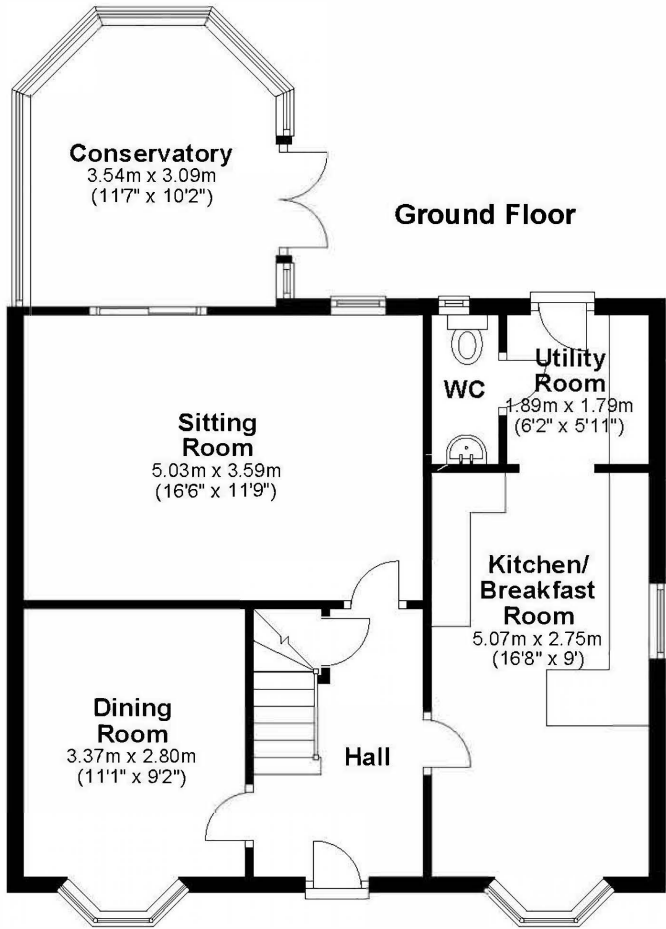
VIEWING

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

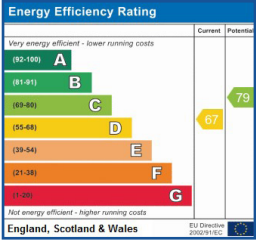
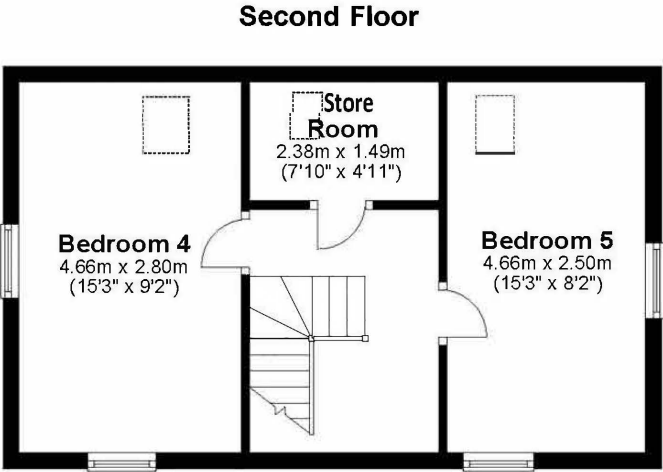
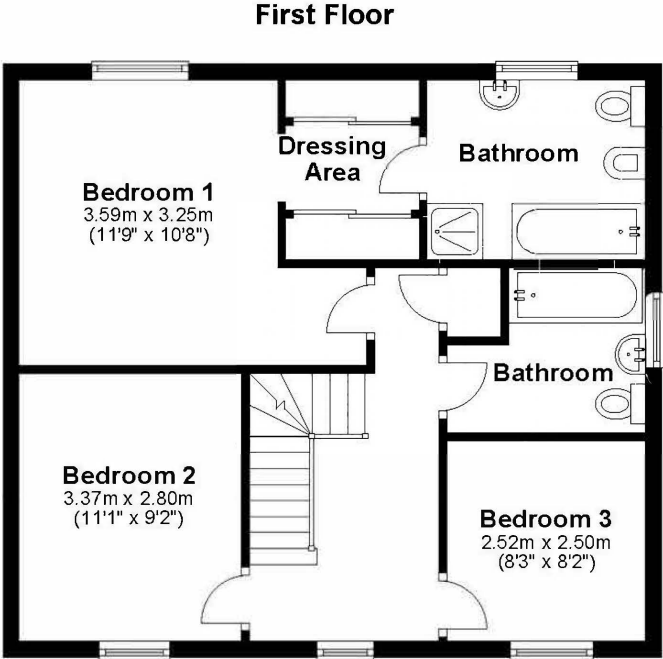
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ



49 College Fields, Cambridge



Approx. gross internal floor area 159 sqm (1700 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

