



Bush & Co.



33 Park Street, Dry Drayton, Cambridgeshire, CB23 8DA

Offers In The Region Of £700,000 Freehold



Energy Rating Band B

Park Street Gardens is a small development constructed in 2019 of four individually designed contemporary homes located in the sought after village of Dry Drayton.

Accessed via a private driveway and set in generous landscaped gardens. The property offers spacious accommodation of around 2004 sq ft excluding the detached garage and has been finished to an exceptionally high standard throughout. Arranged over two floors, this stylish home provides superior living accommodation, designed with modern day family life in mind, on a generous sized plot which maximises the feeling of space, both internally and externally.

The accommodation comprises a large porcelain tiled floor entrance hall with an American oak finished staircase leading to the first floor, built-in storage cupboard under stairs with light, and, separate coats cupboard. The exceptional kitchen/dining room is a versatile with the current owners using the space as a kitchen/dining family room. The kitchen area is fitted with a stunning a range of high quality gloss handle less eye and base level units and drawers with quartz work surfaces and upstands housing an inset stainless steel twin bowl sink unit with combined Astracast boiling hot tap and Insinkerator waste disposal unit. There is a space for a wine chiller and a range of integrated appliances including full height fridge, Siemens double oven and microwave, dishwasher, island unit with 4 zone induction hob with stainless steel chimney extractor above. Adjoining the kitchen is a very useful utility room with additional cupboards, full height freezer and space and plumbing for washing machine and separate tumble dryer. Also leading off the from the kitchen is a beautiful sitting room with bi-fold doors leading to the rear garden. Completing the ground floor is a study and a double bedroom which benefits from fitted wardrobes and ensuite shower room which has dual entry from the entrance hall.

The first floor landing leads to three double bedrooms all added with the benefit of fitted wardrobes. The principle bedroom further from a modern en-suite shower room. The family bathroom is a stylish modern three piece suite comprising panelled bath with shower attachment, w.c and vanity wash hand basin.

Outside, the front and side of the property there are landscaped gardens and driveway parking for several vehicles leading to a detached garage with automatic up and over door and electric car charging point. To the rear there is a delightful generous landscaped garden laid to lawn with a two large paved terraces immediately adjacent to the rear of the property.

The property further benefits from Two zone inbuilt sound system with ceiling speakers, which can be connected to a Sonos system, in principle reception rooms and bedrooms, 8-zone underfloor heating on the ground floor served from the gas boiler, CAT 5 wiring throughout, 6 year NHBC guarantee remaining.

Location

Dry Drayton is a charming village situated on rising ground just 5 miles to the Northwest of Cambridge. Communications are first class with easy access to the M11 and A14 and the village is eminently suited for access to the University and Science Parks. Bar Hill and Girton golf clubs are on hand and there is a village public house. It is therefore an ideal place to live and consequently much sought after.



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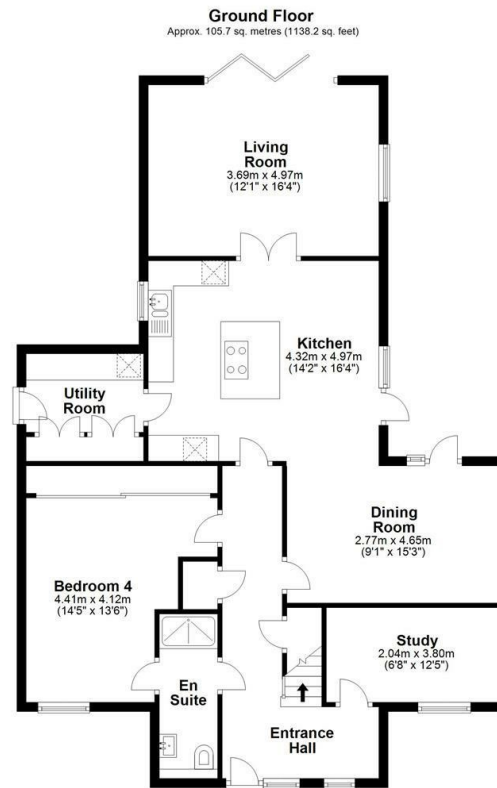
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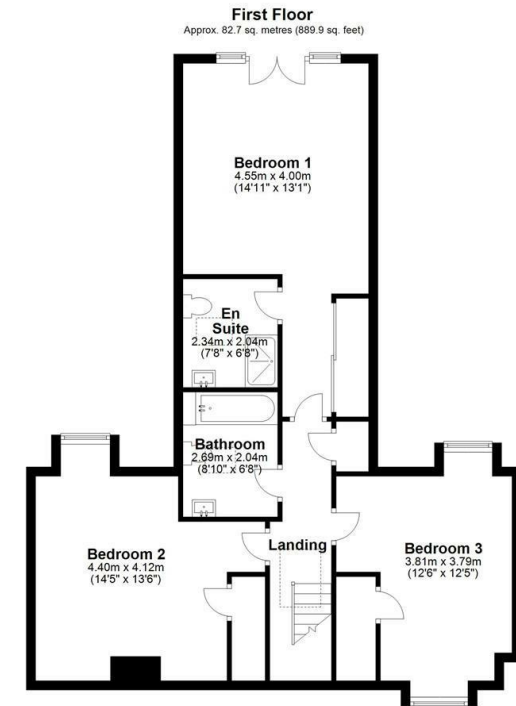
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Total area: approx. 188.4 sq. metres (2028.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Further Information

Tenure - Freehold

Council Tax - Band F

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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