



Bush & Co.



28 Vinery Road, Cambridge, CB1 3DP

Guide Price £600,000 Freehold



Delightfully tucked away on the edge of a desirable small development, which was completed just four years ago, this two double bedroom semi-detached house has been finished to exacting standards with high quality fixtures and fittings throughout. There are double glazed windows and bi-fold doors as well as underfloor heating to the porcelain tiled ground floor level.

Vinery Road is a popular street off Mill Road within the highly regarded Romsey Town district. Mill Road is famous for its fine mix of independent shops, cafes, bars and restaurants and with an abundance of amenities on your doorstep and impressive schooling for all ages it is easy to see why this is such a sought after location. The mainline railway station is around 1 mile away whilst the historic city centre is around 1.5 miles and the Addenbrookes Hospital Biomedical Campus around 2 miles. There are several parks and open spaces with larger shops and supermarkets also within easy reach.

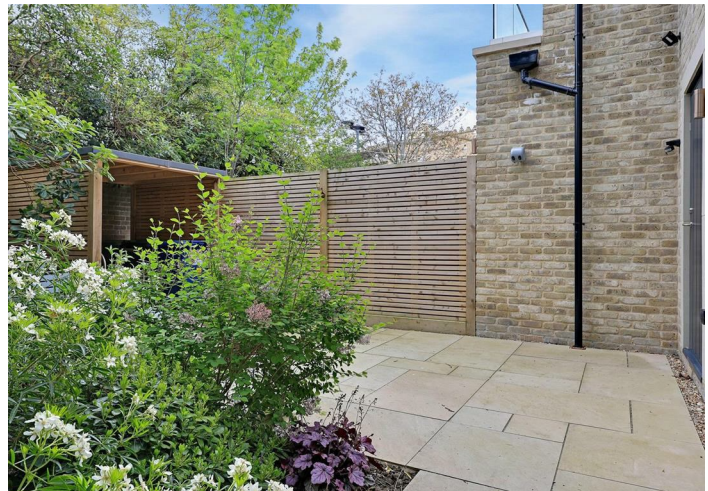
The entrance hall has a glazed panel front door and stairs leading to the first floor accommodation. There is a useful under stairs cupboard and a stylish cloakroom with two piece suite, window and large mirror. The exquisite open plan kitchen/dining/family room features a stunning range of handleless wall and base units and large centre island with a full complement of integrated Bosch appliances. A beautifully light and spacious room showcasing an abundance of glass with windows, doors and bi-folds to the garden.

On the first floor there is an exceptional living room featuring vaulted ceiling with multiple windows, rooflight and bi-fold doors to a step out balcony. There is a hallway with loft hatch and ladder to a boarded loft space. The principal bedroom is a generous space with double doors to a Juliet balcony and wall to wall built in wardrobes. Bedroom two is another well proportioned room with fitted cupboards. The well appointed contemporary three piece bathroom has a bath with rainfall shower and glass screen, wall hung w.c with concealed cistern and wash hand basin. There are mirrored cabinets as well as tiled walls and flooring.

Outside - There are two well planned, low maintenance courtyard garden areas to the side and rear which feature sandstone paving and attractive planting beds in addition to outside lighting, tap and electric power sockets. There is a covered cycle store, side access gate and rear door to the garage.

The integral garage is particularly large and would easily accommodate most modern cars with the benefit of an EV charging point. At the back of the garage there is a utility area which houses the wall mounted gas fired boiler and plumbing for a washing machine.

Agents Note : There is a £150 yearly fee payable to the Limeworks Management Company which goes towards upkeep of any communal areas.



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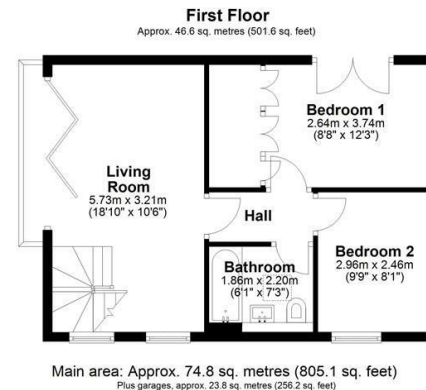
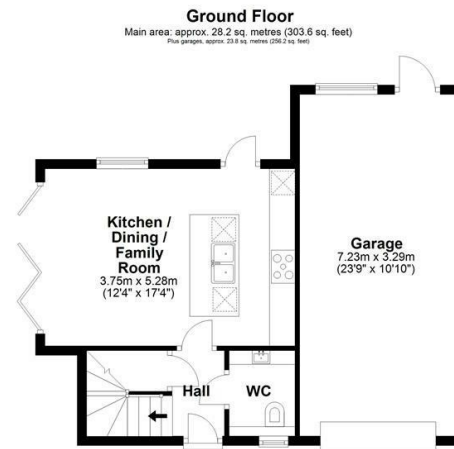
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Further Information

Tenure - Freehold

Council Tax - Band C

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

Viewing - By Appointment

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