



Bush & Co.



## 23 The Paddocks, Cambridge, Cambridgeshire, CB1 3HG

Guide Price £525,000 Freehold



Energy Rating Band C

23 The Paddocks was refurbished and extended into the loft, to create accommodation over 2 floors measuring over 975 SQFT in 2022. The works have created a generous principal bedroom, with dressing area and contemporary en suite bathroom, new kitchen and shower room, new boiler, block paved driveway to accommodate numerous vehicles.

In brief the accommodation consists; The hallway has space for footwear and coats and storage cupboard, leading to the living room which is light and airy with window to front aspect. The living room is open plan to the kitchen/dining room and has a spiral staircase to the first floor. The modern Kitchen has a range of matching cabinets and drawers, coated marble work surfaces, stylish splashback tiling, integrated oven, 4 ring gas hob with extractor above, further integrated appliances include fridge freezer and dishwasher, window to rear aspect, patio doors lead to the rear garden.

The first-floor accommodation has bedrooms and bathroom off a central landing, with spiral staircase leading to the 2nd floor. Bedroom 2 is a double, located at the front of the property, bedroom 3 is a comfortable single, the current owners use bedroom 4 a single, as a walk-in wardrobe. The stylish shower room, has a large walk-in shower, WC, hand wash basin finished with modern tiling. The contemporary ensuite bathroom has a corner bath with shower attached, WC, stylish sink with shelving below, finished with floor to ceiling tiling.

The second-floor accommodation has an impressive principal double bedroom with ensuite bathroom and dressing area, eaves storage, Juliet balcony to rear aspect, Velux window.

Outside; The property is set back from the road; there is off street parking for on a block paved driveway for 2 vehicles, further parking space to side of the property, garage en bloc re roofed in 2022. There is a small front garden set behind low fencing, that is doubled up to provide, space for planters and flowers. The rear garden has a large patio area the remainder laid to lawn. At the foot of the garden is brick-built BBQ. A secure wooden gate gives access to the side of the home.

The Paddocks is a quiet cul-de-sac located off Coldham's Lane, within walking distance of Cambridge railway station, Addenbrooke's Hospital, and then city centre, Sainsburys supermarket is a located very close by. There are green spaces and parks nearby, excellent schools for all ages. The A14 and major road routes are easily accessible.



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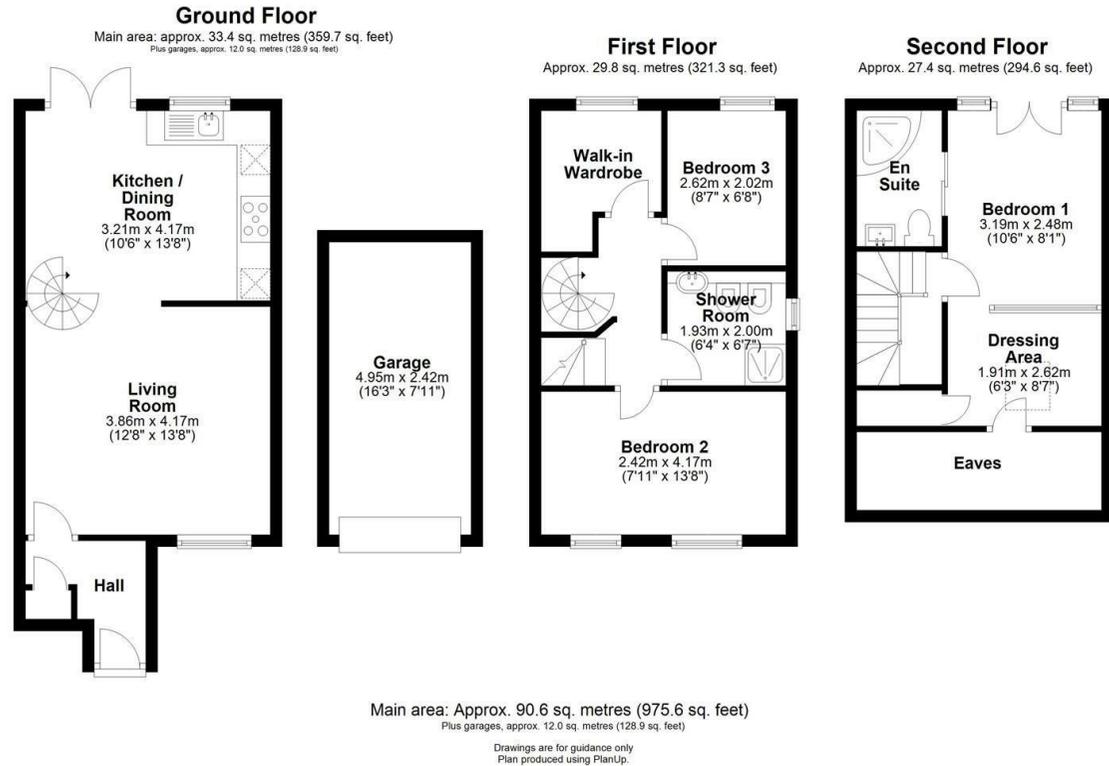
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## Further Information

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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