



Bush & Co.



16 Mill Lane, Hauxton, Cambridge, CB22 5GD

Guide Price £405,000 Freehold



This modern development on the edge of Hauxton offers fine commuter links being less than 1 mile from the M11, 1.5 miles from the park and ride and 3 miles from the nearest railway station. The Addenbrookes hospital biomedical campus is located around 3 miles away and the historic Cambridge city centre is within 5 miles. Hauxton has its own primary school and secondary schooling is provided for in nearby Sawston and Melbourn. There are plenty of local shops and larger supermarkets within easy reach.

The property is a recently built end terrace house with an original high specification which the owners have upgraded further still. Accommodation is spacious and light throughout with superb presentation providing modern and convenient living at its best.

The entrance door leads to a hallway which has a door to the sitting room and the two piece downstairs cloakroom. The sitting room is a spacious and light room at the front with stairs to the first floor and an under stairs cupboard. Vinyl plank wood effect flooring continues through to the exceptional kitchen/dining room which runs the full width of the house with double doors out to the rear garden. The comprehensive kitchen area comprises a range of wall and base units with stone work surfaces and a full complement of integrated appliances including electric double ovens, gas hob with extractor canopy over, fridge, freezer and dishwasher. There is plumbing and space for a freestanding washing machine and a concealed wall mounted gas fired combination boiler.

On the first floor there are two particularly generous double bedroom suites, both of which feature ample built in wardrobe and cupboard space as well as beautifully fitted ensuite facilities to each room.

Outside - There are two off street parking spaces conveniently located at the front.

The well proportioned rear garden is laid mainly to lawn with a large paved patio area, raised planter and timber shed. There is outside lighting and a tap in addition to secure gated side access.



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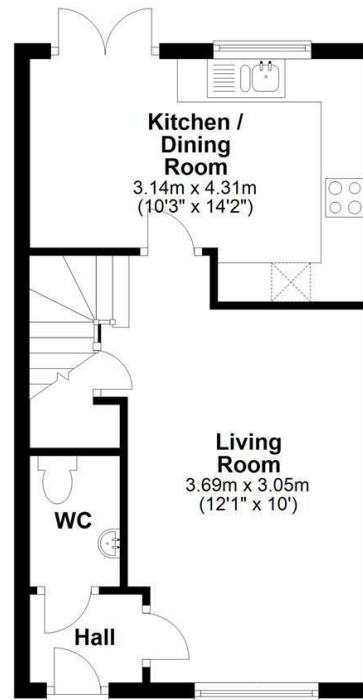
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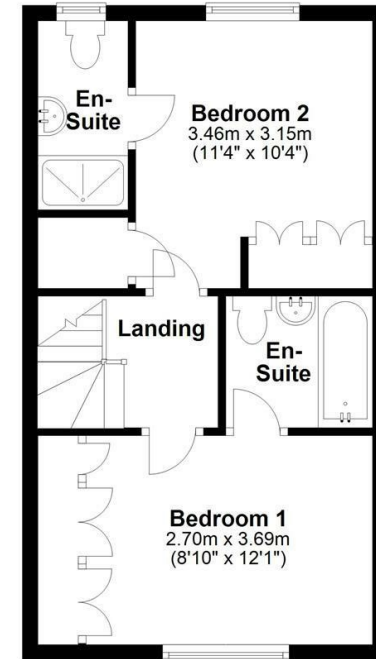
Ground Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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