



Bush & Co.



248a Coldhams Lane, Cambridge, CB1 3HN

Offers In Excess Of £635,000 Freehold



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An exceptional modern town house created with an attention to detail rarely seen. The property exudes style and quality, with Italian design flourishes evident throughout the spacious and light filled accommodation which is cleverly arranged over three floors. Interior designed by Belvisi furniture with luxury kitchen and bathrooms as well as high specification double and triple glazing, underfloor heating to the ground floor and private parking with EV charging point.

The front door leads to a wide hallway with stairs rising to the first floor and a door to the stunning open plan kitchen/dining/living room which is over 30ft long and runs from front to back, allowing an abundance of natural light and space. The exquisite high specification kitchen comprises a contemporary range of handleless wall and base units and stone work surfaces with a full complement of integrated Siemens appliances including double ovens, five ring induction hob with extractor over, fridge, freezer and dishwasher. There are spacious sitting and dining areas with full height and width triple glazed windows and doors opening to the garden. Located under the stairs is a two piece cloakroom with extractor.

The first floor accommodation features pocket doors to most rooms and the landing has stairs to the second floor and a utility cupboard with a Viessmann gas combination boiler. The principal bedroom suite offers a large bedroom area with clever architectural window features and a bank of built in wardrobes with hanging rails, shelving, drawers and sensor lighting. The beautifully appointed three piece ensuite has a walk in shower with rainfall head, vanity unit with wash hand basin and w.c with concealed cistern. There are Italian tiled walls and flooring as well as a back lit mirror, chrome heated towel rail and extractor. Bedroom three sits at the front with a full height window and is another comfortable double room. The superb family bathroom has a luxury three piece suite comprising bath with rainfall head shower over and glass screen, w.c with concealed cistern and large vanity unit with wash hand basin and storage under. Marble effect tiling to the walls and tiled flooring in addition to a heated towel rail and extractor.

The entire second floor is taken up by the tremendous second bedroom which has high ceilings, rooflight windows and significant eaves storage.

Outside - The property sits behind a low level brick wall with front lawn and storm porch. The enclosed rear garden is mainly lawned with an Italian stone paved seating terrace and covered bicycle store. A rear access gate conveniently leads to the allocated car parking space with private EV charging point.



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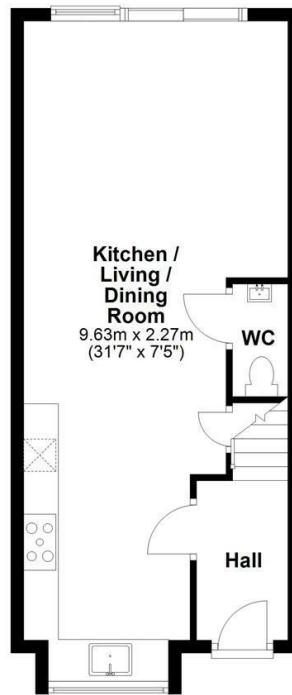
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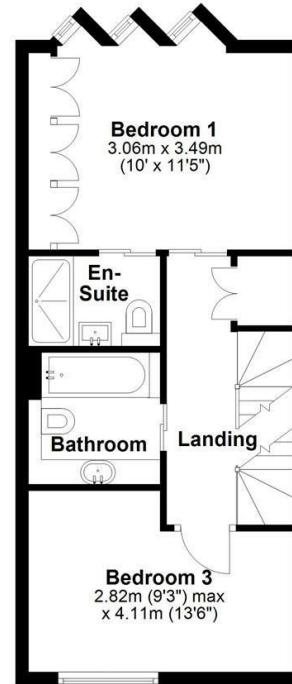
Ground Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



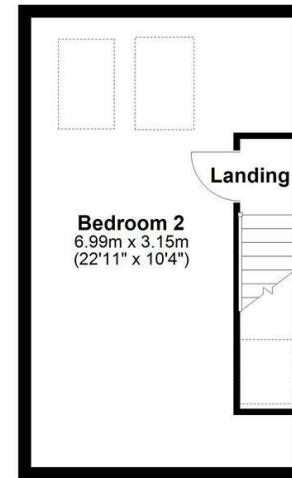
First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Second Floor

Approx. 28.7 sq. metres (308.4 sq. feet)



Total area: approx. 109.1 sq. metres (1174.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Freehold

Council Tax - Band E

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

Viewing - By Appointment

169 Mill Road
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