

37 Turner Crescent, Hauxton, Cambridge, CB22 5GE

Guide Price £525,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 800860

A MODERN END OF TERRACE FOUR-BEDROOM HOUSE, BEAUTIFULLY PRESENTED ACCOMMODATION ARRANGED OVER THREE FLOORS, ENJOYING A PLEASANT CUL-DE-SAC POSITION OVERLOOKING A CHILDREN'S PLAY PARK AND CONVENIENTLY LOCATED FOR CAMBRIDGE CITY CENTRE, ADDENBROOKES MEDICAL CAMPUS AND THE M11 MOTORWAY.

- End of terrace house
- 4 bedrooms, 2 bathrooms, 1 reception room
- 1197.9 sqft/111.3 sqm
- Well equipped kitchen/dining room
- Gas fired central heating to radiators
- Driveway providing parking for two cars with electric car charger
- EPC-B/85
- Council tax band-D

The property enjoys a pleasant position overlooking a park and boasts a tranquil cul-de-sac position within this highly sought-after residential development.

The accommodation consists of a spacious and welcoming reception hall with stairs rising to first floor accommodation, a fitted cupboard housing a washing machine. There is a cloakroom/WC just off. The kitchen is fitted with contemporary cabinetry, ample quartz work surfaces with inset one and a half sink unit with mixer tap and drainer. There are a range of integrated appliances and these include a four ring gas hob, double oven, extractor, dishwasher and fridge/freezer. The sitting room boasts a fitted entertainment wall with fitted storage cupboards and book shelving plus French doors out to the garden.

On the first floor landing with stairs rise to second floor and a fitted airing cupboard, three bedrooms and a luxury family bathroom. On the second floor landing, with two large storage cupboards, there is a master bedroom with fitted wardrobe cupboards and a luxury en suite shower room.

Outside, there is a driveway providing parking for two cars with electric car charger. Gated access leads to the rear garden which is laid to artificial turf with a paved patio, flower and shrub border, timber shed and all is enclosed by fencing.

Location
Hauxton is a highly sought-after South Cambridgeshire village situated just 4 miles from Cambridge City centre. Excellent shopping facilities are provided by the neighbouring village of Great Shelford and rail links to London Liverpool Street are available from the mainline train station there. The property is only about 1.8 miles from Waitrose Supermarket. In addition there is easy access to the M11, Addenbrooke's Hospital, Cambridge Biomedical Campus and the Park and Ride at Trumpington.

Tenure
Freehold

Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Note
The vendor is related to a employee of Redmayne Arnold and Harris.

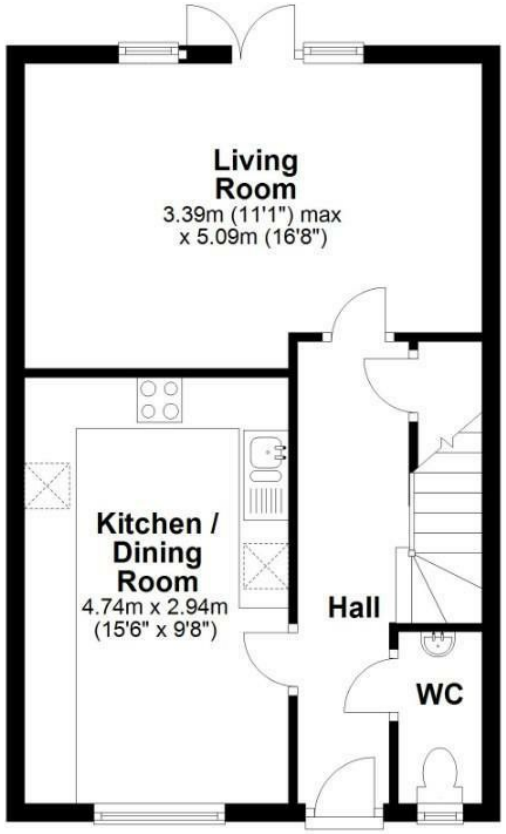






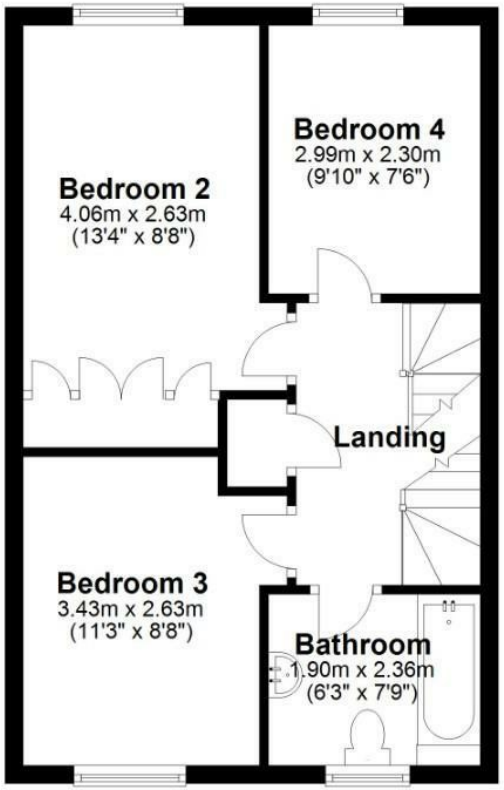
Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



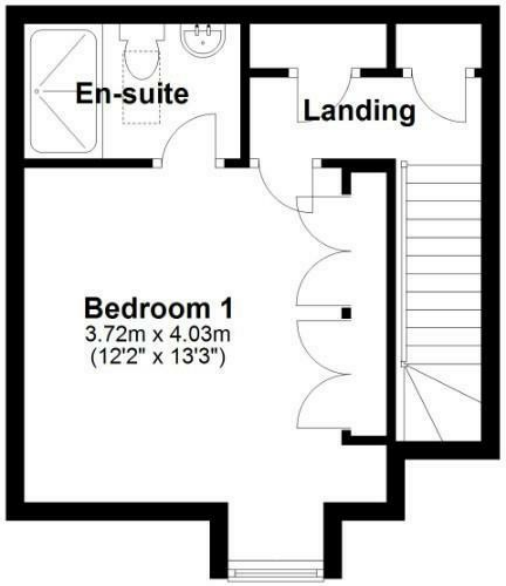
First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



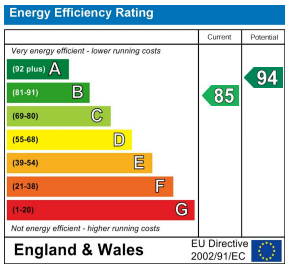
Second Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



Total area: approx. 111.3 sq. metres (1197.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.








F&M







