3 The Pastures, Harston, Cambridge, CB22 7AD

Guide Price £585,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A MODERN SEMI-DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT WITH ACCOMMODATION OVER THREE FLOORS, SET WITHIN A TRANQUIL CUL-DE-SAC POSITION IN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- 3 bed semi-detached house
- 0.03 acre plot
- Built in 2016 by Laragh Homes
- Porcelain sanitaryware
- EPC-B / 83
- 992 sqft/92 sqm
- 1.5 bathrooms, 1 reception room
- Gas fired central heating to radiators
- Siemens integrated kitchen appliances
- Council tax band-D

The property occupies a tranquil cul-de-sac position, so conveniently placed for Cambridge city centre, Addenbrooke's medical campus plus excellent road links nearby, including the M11 and A14. The property was constructed in 2016 by Laragh Homes, a select scheme of just ten other houses and all built to exacting standards and luxury finishes throughout.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and a cloakroom/WC just off. The kitchen/breakfast room is fitted with attractive contemporary cabinetry, ample Silestone working surfaces with inset one and a half sink unit with mixer tap and bevel drainer. There are a range of Siemens appliances and these include an induction hob, double oven, extractor, microwave, fridge/freezer, dishwasher and washing machine. The sitting room boasts a wood burning stove giving this space a cosy family feel and opens to the dining area which in turn has French doors out to the garden.

Upstairs, off the landing there are stairs to the second floor accommodation, two good sized bedrooms and a luxury family bathroom, comprising porcelain closed couple WC, vanity wash hand basin, tiled shower cubicle, heated towel rail and panel bath with attractive wall and floor tiling.

The second floor landing with cupboard housing the wall mounted gas fired central heating boiler, leading to a further double bedroom with mirror fronted wardrobe cupboards and eaves storage.

Outside there is a small front garden with flower and shrub beds and a block paved driveway provides off street parking for two vehicles. Gated access leads to the rear garden which is laid predominately to a porcelain tiled patio, a timber home office/hobby room, power and light connected and ideal for those working from home plus a garden shed. All is enclosed by fencing and enjoys excellent levels of privacy.

Location
Harston is an attractive village about four miles south of Cambridge within one mile of junction 11 of the M11. A primary school, doctors' surgery, village hall, post office and village store serve the area, which is surrounded by open countryside over which there are many interesting walks.

The house is convenient for Addenbrooke's and the Biomedical campus which can be accessed by an off-road, street-lit cycle path. The cycle path also provides easy connections to the Cambridge or Foxton railway station (2 miles away) and the city centre. Good rail links are also found at Great Shelford (5 miles) and Royston (9 miles) which has a fast service to London Kings Cross in only 39 minutes.

Tenure
Freehold

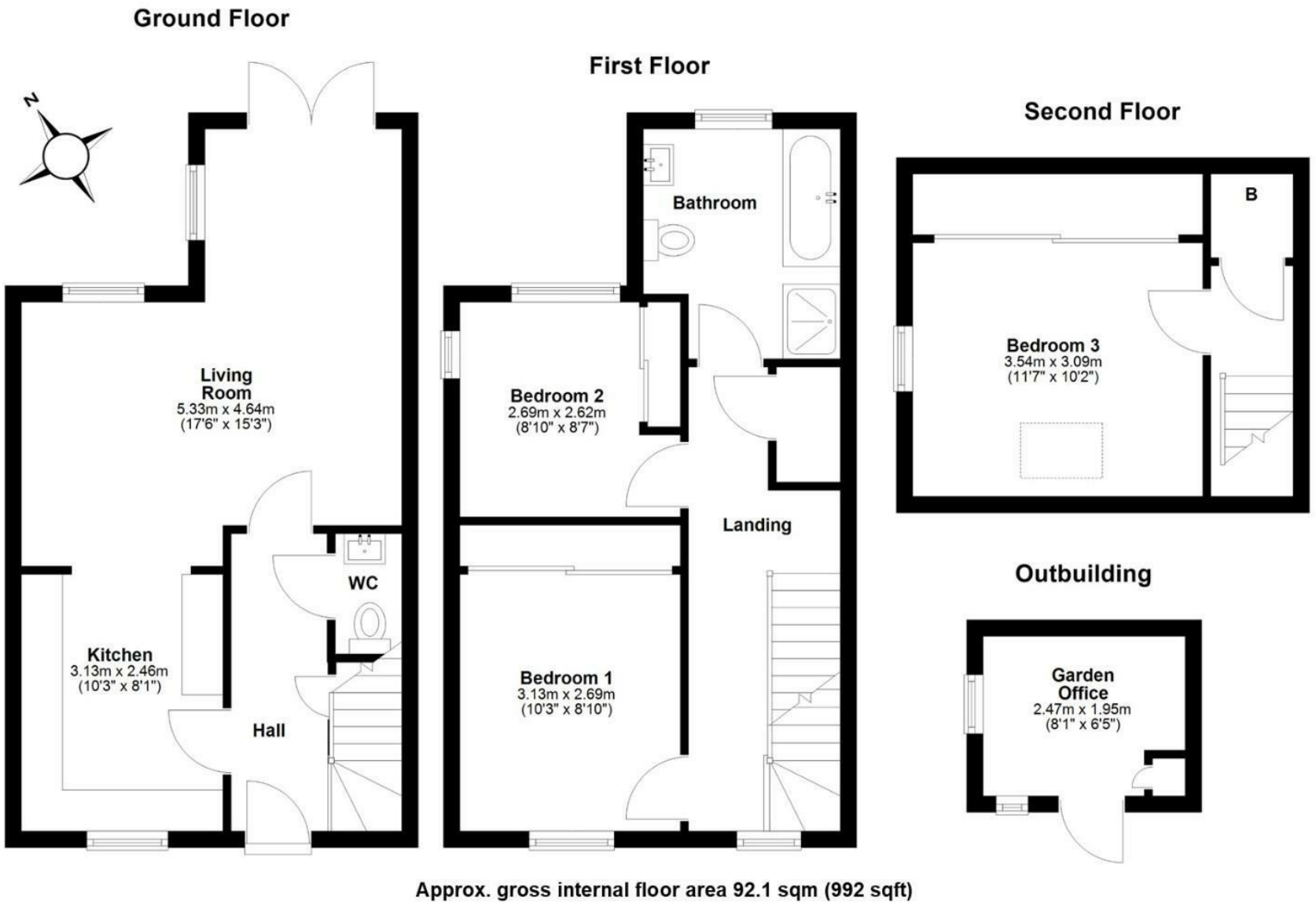
Agents Note
Shared driveway and garden either side of the entrance - £398.18 (£33.18 a month to Sabre Estate Management Ltd)

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

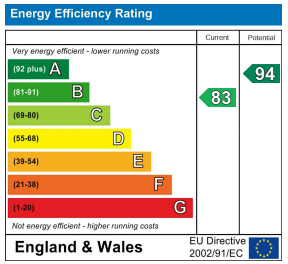
Statutory Authorities
South Cambridgeshire District Council
Council tax band-D

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



Approx. gross internal floor area 92.1 sqm (992 sqft)



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.