



33 St. Edmunds Way, Hauxton, Cambridge, CB22 5FP
Guide Price £399,500 Freehold



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**A CONTEMPORARY STYLISH TWO-BEDROOM END OF TERRACE HOUSE,
EXTREMELY WELL-PRESENTED THROUGHOUT AND SET WITHIN THIS HIGHLY
REGARDED, MODERN DEVELOPMENT IN THE VILLAGE OF HAUXTON.**

- End of terrace house
- 675 sqft/63 sqm
- Kitchen-integrated with Smeg appliances
- Off road parking
- EPC-A/92
- 2 bedrooms, 2 en suite shower rooms
- Built in 2018
- Gas fired central heating and solar panels
- Enclosed rear garden
- Council tax band-C

The property was built on 2018 and makes up part of this highly sought-after, modern residential development, built by the award winning Redrow Homes. The property boasts an EPC A rating which means the house is extremely economical to run and environmentally friendly. The property enjoys a convenient position with cycle paths to Cambridge city, Addenbrookes medical campus plus the M11 is a short drive away.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, coat and show cupboard, a utility cupboard with plumbing for a washing machine and space for a tumble dryer and a cloakroom/WC just off. The kitchen is fitted with attractive cabinetry, ample fitted silestone working surfaces with inset one and a half sink unit with mixer tap and bevel drainer plus a host of integrated Smeg appliances. These include a four ring gas hob, double oven including a combination microwave oven, fridge/freezer and dishwasher.

The sitting/dining room has French doors and views over the rear garden.

Upstairs, off the landing there is a boiler cupboard, two bedrooms, both with fitted wardrobe cupboards and luxury en suite shower rooms.

Outside, there is off road parking for two cars, gated access leads to the rear garden which is laid mainly to lawn with flower and shrub borders and beds, paved patio, 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-C

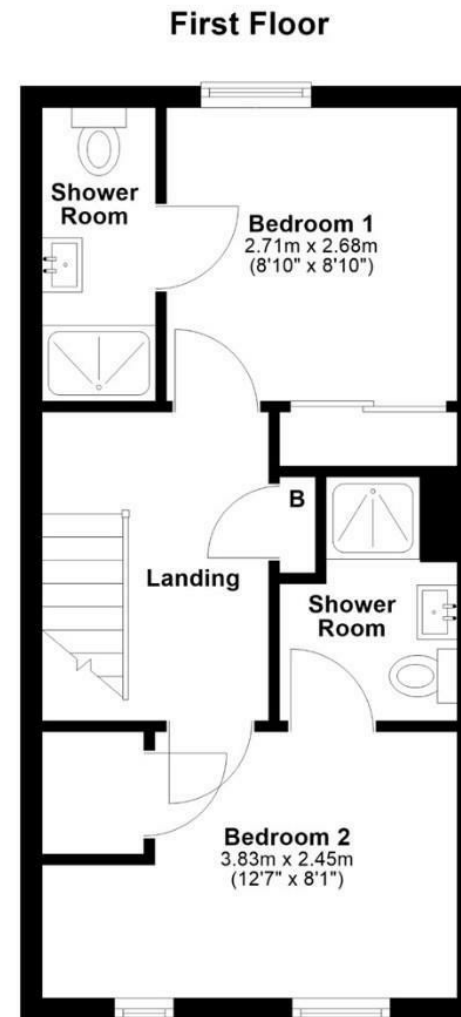
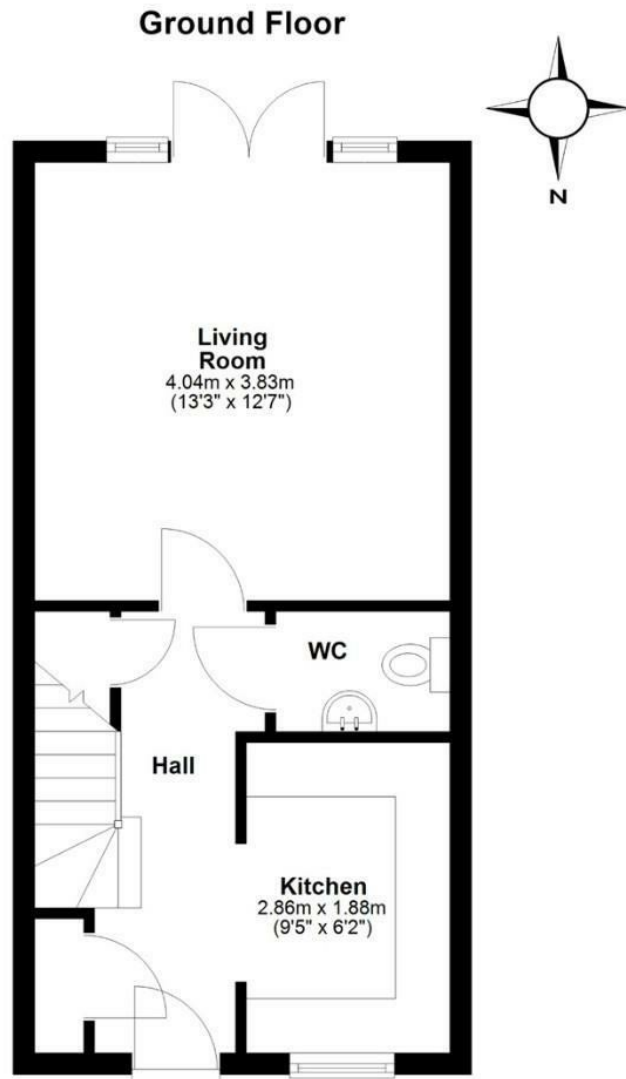
Fixtures and Fittings

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 63 sqm (675 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

