



81 Sturton Street, Cambridge, CB1 2QG

Guide Price £625,000 Freehold



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A VERY WELL-PRESENTED, 3-4-BEDROOM, DETACHED FAMILY HOME WITH A GENEROUS REAR GARDEN, OCCUPYING A SUPERB, CENTRAL LOCATION IN THE SOUGHT-AFTER PETERSFIELD AREA, CLOSE TO THE RAILWAY STATION AND CITY CENTRE. NO ONWARD CHAIN.

- 93 sqm / 1000 sqft
- 4 bedrooms, 3 bath/shower rooms
- 2 reception rooms
- lot size: 0.06 acres
- On street parking
- Modern, detached family home built in 1998
- Newly fitted, stylish kitchen
- Long and mature rear garden
- Gas central heating to radiators
- EPC rating - D / 61

York House is a well-arranged, and very well-cared-for detached family home which was built around 1998. It offers versatile accommodation including a newly refitted kitchen and a delightful, mature rear garden. The property is conveniently located on Sturton Street, Cambridge, to the east of the city centre, very well-placed for access to the railway station and within catchment for St Matthews Primary School and Parkside Community College.

A partly glazed door opens into the entrance hall, which has stairs to the first floor with a storage cupboard under. Off the hall, there is a study/fourth bedroom and an ancillary shower room, which is fitted with a three-piece suite. The living accommodation comprises a snug/family room and a living/dining room, the latter including a feature gas fireplace, a glazed door to the rear garden and an opening to the kitchen. Recently refitted, the kitchen has a range of sage green fitted units with contrasting white worksurfaces, tiled splashbacks, an inset sink, plumbing for both a washing machine and a dishwasher, a wall-mounted boiler and integrated appliances including an electric oven, microwave, and electric hob with an extractor hood over. There is a rear window and a side door to the rear garden.

On the first floor, there are 3 bedrooms, with the master bedroom benefitting from a stylish ensuite with a shower cubicle, a pedestal wash basin, a WC and a heated towel rail. The family bathroom is predominantly tiled and includes a panelled bath with mains shower attachment, a pedestal wash basin, a WC and a heated towel rail.

Outside, secure, gated access (shared with no. 83) leads to the superb rear garden, which is mature, fully enclosed and measures approximately 75ft in length. It enjoys a westerly aspect and is mainly laid to lawn, with a patio seating area, well-established trees and a timber storage shed.

Location

Sturton Street is a well-regarded residential street in the popular Petersfield area of Cambridge. It is conveniently situated to the east of the city centre, close to Mill Road and well placed for access to the railway station, local shops, cafés and other amenities. The property is a 10-minute walk from Cambridge railway station with direct links to London. Mill Road, The Beehive Shopping Centre and Cambridge Retail Park are also a short walk away. The city centre is reached by foot in just 20 minutes. Schooling is excellent and the area falls within the catchment of St Matthew's Primary School, secondary provision is at Parkside Community College both of which are Ofsted rated as 'good' and 'outstanding' respectively.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

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.

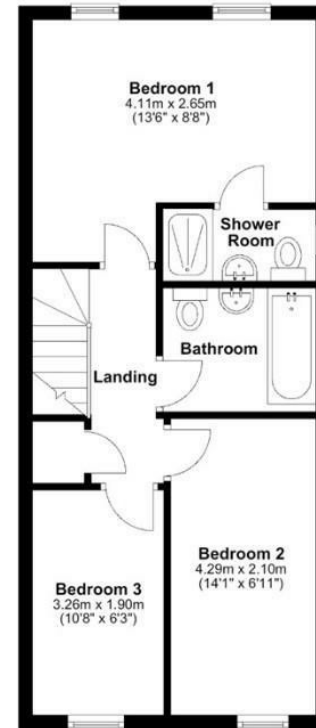




Ground Floor



First Floor



Approx. gross internal floor area 93 sqm (1000 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	70	84
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.



