



8 Gregory Park Mews, Cambridge, CB5 8LE
Guide Price £650,000 Freehold



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A RECENTLY CONSTRUCTED, DETACHED FAMILY HOME OFFERING VERY WELL-APPOINTED, SPACIOUS AND STYLISH ACCOMMODATION INCLUDING THREE GENEROUS BEDROOMS, OCCUPYING A GOOD-SIZED PLOT IN A TUCKED-AWAY POSITION TO THE EAST OF THE CITY CENTRE.

- Detached family home built in 2022
- Plot size - 0.05 acres
- 2.5 bathrooms, 2 reception rooms
- Driveway and carport
- Landscaped and private, south-facing rear garden
- Spacious, bright and airy accommodation
- Fitted out to a high standard
- EPC rating - B / 84
- Gas-fired under floor heating
- 3 double bedrooms with ensuite and dressing area to master

This superb, detached home was constructed in 2022 and benefits from immaculately presented, bright and airy accommodation, which is ideally suited to a family. The property has been decorated and fitted out by our clients to a high standard, with the fittings installed enhancing the property and giving it a more individual feel. The property forms part of the sought-after Marleigh Park development, which is conveniently located to the east of the city centre.

The entrance hall has stairs to the first floor with a storage cupboard under, double utility cupboard with fitted shelving and plumbing for a washing machine, access to a cloakroom with WC and the principal rooms. The spacious living room has a window to the front aspect and features a stunning, contemporary inset fireplace with space for a television above. At the rear, the very well-appointed kitchen/dining room is replete with a range of integrated appliances including fridge/freezer, double oven, gas hob with an extractor hood over. It has a tiled floor and double doors providing views of and access to the rear garden.

On the first floor the spacious landing has a handy double cupboard. There are three generously-sized bedrooms, with the master bedroom including an air conditioning unit, dressing area and three-piece ensuite shower room. Predominantly tiled, the family bathroom includes a full-length bathtub with a shower over, inset wash basin, low-level WC with a concealed cistern and a heated towel rail.

Outside, there is a driveway and carport providing off-road parking for two vehicles. Gated access leads to the landscaped rear garden, which benefits from a southerly aspect and a good degree of privacy. The garden is fully enclosed by fencing and predominantly laid to lawn, with a patio area, well-stocked shrub borders and a timber shed.

Location

Gregory Park Mews is particularly quiet, tucked away road, which forms part of the renowned Marleigh Park development, off Newmarket Road. It is in a very convenient and thriving area, within striking distance of major retail parks, supermarkets and leisure facilities within walking/cycling distance. Within the development, there is a community centre, gym, nursery and Co-op supermarket, with future amenities to include sports pitches and green recreational spaces for all.

Marleigh is just 3 miles from the historic city centre, accessible via a direct 15-minute cycle ride. The property is also not far from the pleasant riverside area, Stourbridge and Coldham's Commons. There is excellent access to both railway stations, Addenbrooke's Hospital, The Biomedical Campus, the Science and Business Parks to the north of the city via the newly completed Chisholm Trail, Marshalls and all major road links.

The local primary school, Marleigh Primary Academy, is part of Anglian Learning, which feeds into various secondary schools within the city including Netherhall, St Bede's and Coleridge Community College, which is part of the Parkside Federation.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - E

Fixtures and Fittings

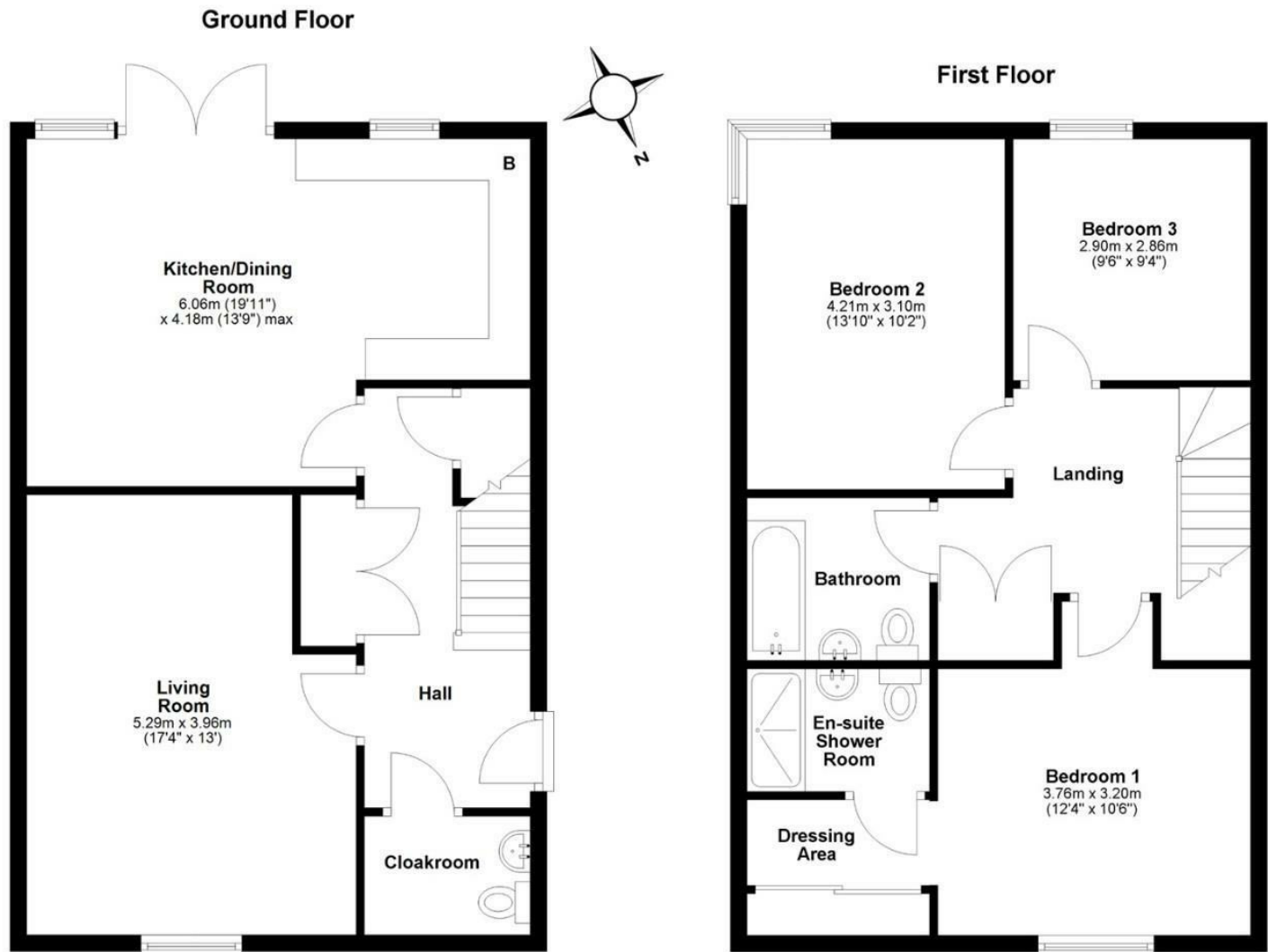
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 116 sqm (1250 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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.



