



2 Foxglove Way, Cambridge, CB4 2FY
Offers In Excess Of £450,000 Freehold



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A MODERN AND VERY WELL-PRESENTED, END-OF-TERRACE HOUSE OFFERING SPACIOUS, STYLISH AND BRIGHT ACCOMMODATION, LOCATED ON A QUIET STREET TO THE NORTH OF THE CITY CENTRE.

- End-of-terrace house built in 2011
- 3 sizeable bedrooms incl. ensuite to master
- Dual aspect living/dining room
- Integral garage and garden shed
- Council tax band - D
- 1029.9 sqft / 95.7 sqm
- 3 bedrooms, 2.5 bathrooms, 1 reception
- Enclosed, low-maintenance rear garden
- Gas central heating to radiators
- EPC - C / 77

This stylish, end of terrace house was constructed in 2011 and benefits from well-appointed and spacious accommodation with a wealth of storage. It has been well-maintained during our clients' occupation and represents an ideal opportunity for families. The property is conveniently situated within easy reach of the A14/M11 road networks, Cambridge Science Park (1 mile) and the city centre (2.3 miles).

The generous entrance hall has wood-effect flooring, stairs to the first floor with storage under and access to a refitted cloakroom with a WC. The bright and airy living/dining room also has wood-effect flooring and a dual aspect courtesy of a bay window to the front and double doors opening onto the rear garden. With a range of fitted base and wall units, the kitchen/breakfast room has granite-effect worktops with tiled splashbacks, tiled floor, an integrated double oven with a gas hob and an extractor hood over, spaces for a washing machine and a fridge/freezer, a cupboard with a condensing boiler, a pantry cupboard and double doors opening onto the rear garden.

On the first floor, the spacious landing area has a window to the front aspect, an airing cupboard with a hot water cylinder and a hatch with a pull-down ladder providing access to the sizeable, boarded loft. There are three bedrooms, all of which are doubles in size, with the impressive master bedroom having a dual aspect and including fitted wardrobes, a further walk-in wardrobe and a three-piece ensuite shower room, which has been refitted within the last six months. The family bathroom is predominantly tiled and has a bath with a shower attachment, wash basin and a low-level WC.

Outside, there is a smart, low-maintenance rear garden, which is fully enclosed and includes a lawn area with artificial turf, side borders with slate chippings, timber shed and access to the integral garage, which has power connected.

Location

Foxglove Way is located in the popular development of Orchard Park on the north side of the city, just off King's Hedges Road. The attractive, paved street offers an ideal location for the Business and Science Parks and of course Cambridge North train station, which is a 10-minute cycle ride away. Cambridge North offers a direct line to London King's Cross in one hour.

Unwin Square nearby has a Tesco Express, a barbershop and a Pizza Hut. The very centre of the city is still only a 15-minute bike ride away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is also well placed for a commuter with easy access to the A14/M11 road networks which link to the rest of the country.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

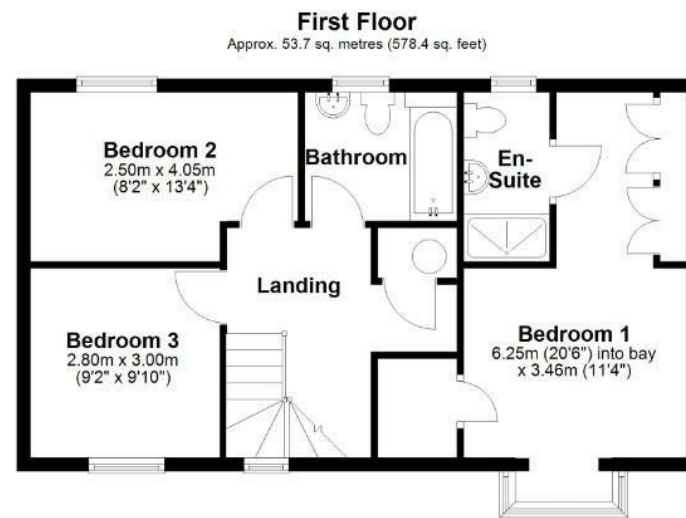
Fixtures and Fittings

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.





Total area: approx. 95.7 sq. metres (1029.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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.

