

3 Ivy Court, Cambridge, CB1 2NX

Guide Price £850,000 Freehold

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AN ATTRACTIVE, FOUR-BEDROOM TOWNHOUSE WITH OFF-STREET PARKING AND A DELIGHTFUL PRIVATE GARDEN, SITUATED IN THE HEART OF THE HIGHLY SOUGHT-AFTER PETERSFIELD AREA OF CAMBRIDGE.

- 4 bedroom townhouse
- 2.5 bathrooms, 2 reception rooms
- Plot size - approx 0.05 acres
- Gas-fired heating to radiators
- Wonderful tucked away position
- 1339.7 sqft / 124.5 sqm
- Built in 2003
- Driveway parking
- Sizable top floor bedroom
- Large bright living room with part-glazed roof

Built in 2003, this attractive modern townhouse forms part of Ivy Court, a small residential development tucked away in the heart of Petersfield, one of Cambridge's most desirable and conveniently located residential neighbourhoods. Offering approximately 1,340 sqft (124.5 sqm) of well-proportioned accommodation arranged over three floors, the property combines the convenience of contemporary living with a peaceful setting, complemented by the considerable advantage of a private driveway.

The front door opens into an entrance hall with a staircase rising to the upper floors and a useful ground-floor cloakroom. To the rear of the house is an impressive sitting room, measuring approximately 15'4" x 14'5", enjoying an abundance of natural light from glazed doors opening directly onto the garden. A particularly attractive feature is the extensive roof glazing, which further enhances the sense of light and space, while timber flooring provides a warm and welcoming finish.

To the front of the property, the spacious kitchen/dining room extends to approximately 21 feet in length and provides an excellent space for everyday living and entertaining. The kitchen is fitted with a range of contemporary timber-fronted units, integrated appliances and generous work surfaces, together with a breakfast bar. There is ample room for a substantial dining table.

On the first floor are three bedrooms, including a generous principal bedroom with its own en suite shower room. Two further bedrooms provide flexible accommodation, equally suited to family members, guests or home working, and are served by a well-appointed family bathroom. The second floor is devoted to a particularly appealing fourth bedroom, measuring approximately 15'7" x 9'8".

The property benefits from a private driveway to the front, providing valuable off-street parking, a particularly desirable feature in this central Cambridge location.

To the rear is an attractive and enclosed garden, thoughtfully arranged to provide a variety of areas for outdoor relaxation and entertaining. A combination of paved terraces, gravelled areas and raised timber decking creates a low-maintenance setting, while established trees, shrubs and planted borders provide greenery and a pleasing sense of privacy. A further seating terrace towards the end of the garden and a timber garden shed provides useful additional storage.

Location
Ivy Court, which is accessed via Sleaford Street, is very conveniently situated close to York Street and Sturton Street, approximately 1 mile east of Cambridge City centre. It is superbly located a stone's throw from the Beehive Centre, with Mill Road and its wide range of shops, restaurants and other facilities a short walk away. Cambridge railway station is a 4-minute cycle ride or 18-minute walk away. Schooling is excellent and the area falls within the catchment of St Matthew's Primary School whilst secondary provision is at Parkside Community College, which is Ofsted rated as 'outstanding'.

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.

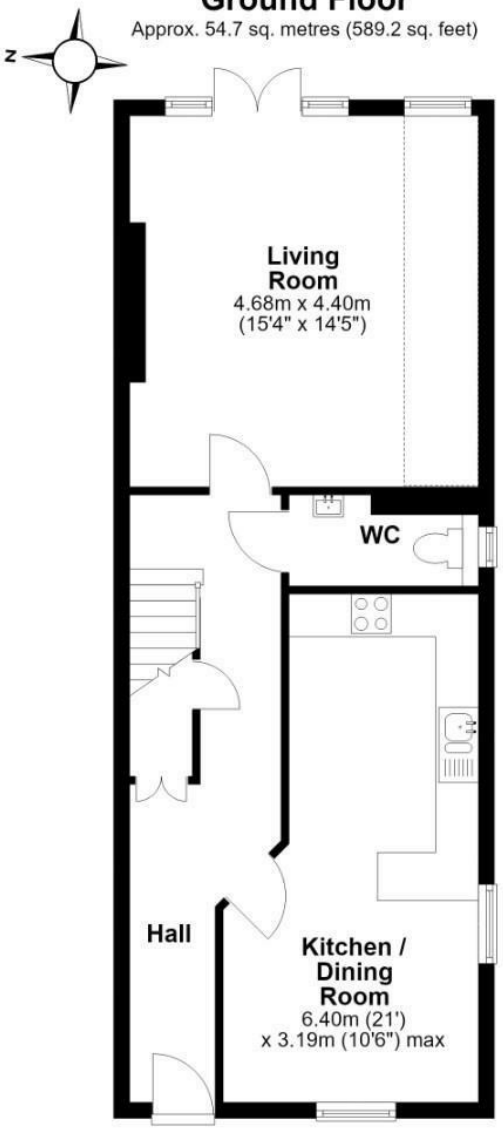






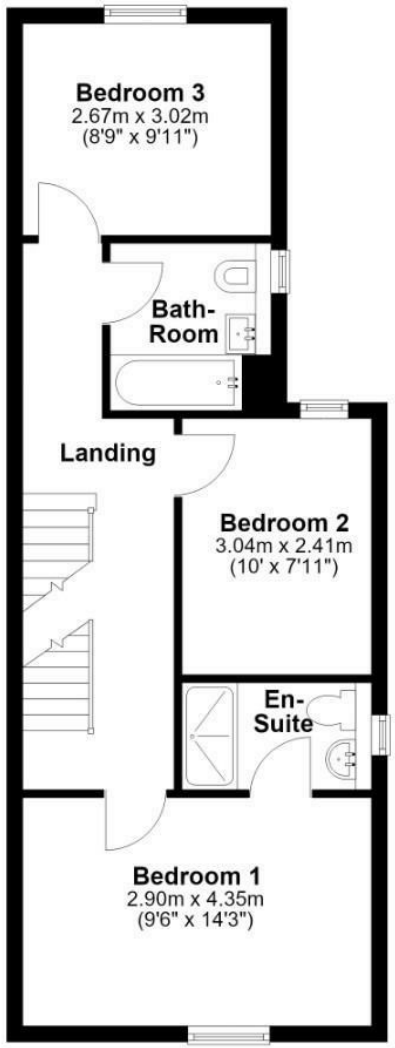
Ground Floor

Approx. 54.7 sq. metres (589.2 sq. feet)



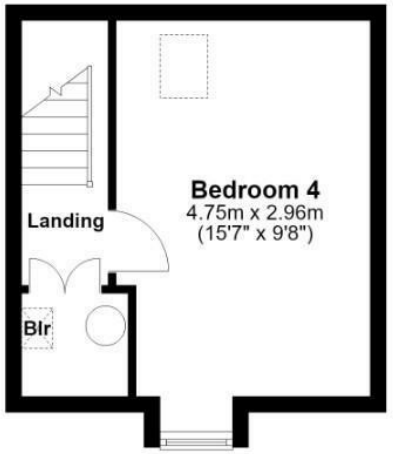
First Floor

Approx. 48.6 sq. metres (522.9 sq. feet)



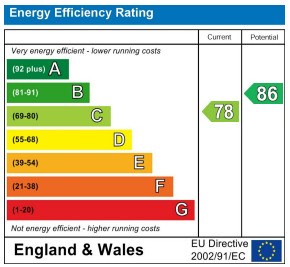
Second Floor

Approx. 21.2 sq. metres (227.7 sq. feet)



Total area: approx. 124.5 sq. metres (1339.7 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



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.















