



23 Hulatt Road, Cambridge, CB1 8TH
Guide Price £550,000 Freehold



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A SIGNIFICANTLY EXTENDED AND IMPROVED 1980'S END-TERRACE HOUSE PROVIDING CONTEMPORARY ACCOMMODATION OVER THREE FLOORS WITH THE BENEFIT OF TWO ENCLOSED PRIVATE GARDENS. LOCATED ON HULATT ROAD, CLOSE TO ADDENBROOKE'S HOSPITAL/BIOMEDICAL CAMPUS.

- 1070 sqft / 99 sqm
- 3 bed, 2 recep, 2 bath
- 2 enclosed private gardens
- 1980's
- Council tax band - D
- End-terrace house
- 242 sqm / 0.06 acre
- Garage & driveway
- EPC – C / 76

This superbly presented modern house occupies a tucked-away position at the end of a small terrace within an established cul-de-sac development off Mowbray Road. The property has been the subject of a full and exhaustive modernisation, expansion and renovation program. The end result is a stunning city home with well-equipped accommodation finished to a contemporary style, over three floors.

The accommodation comprises an enclosed entrance hall with staircase leading to the first floor. A bright and airy sitting room with attractive oak flooring has glazed double doors opening to a south-facing garden and connects to an impressive modern kitchen/dining room. The kitchen is well-equipped and stylish in design, providing a range of modern handleless units and drawers, solid wood worktops, integrated appliances including ovens, fridge/freezer, washing machine and induction hob with extractor. The dining area provides additional hidden storage and access to a second garden. Light and airy upper floors comprise two spacious first floor bedrooms, a luxurious first floor family bathroom suite and an impressive second floor principal bedroom suite. All three bedrooms provide useful built-in wardrobes.

Outside, there are two landscaped and beautifully designed private gardens and a garage en-bloc with driveway parking in front.

Location

Hulatt Road is on the south side of the city, ideally placed for access to Addenbrooke's Hospital and the Biomedical Campus, which is only about a 15-minute walk.

There are a good range of local shops on Cherry Hinton Road and Wulfstan Way as well as a major Sainsbury's supermarket a little over a mile away on Brooks Road. The bustling independent shops, cafés and pubs of Mill Road and Romsey are also just over a mile from the property. The green spaces of Cherry Hinton Hall, Coldham's Common and Nightingale rec are all nearby.

There are good schools in both the public and private sectors within walking distance.

This area is particularly appealing to those looking for the convenience of city living but without the compromises on nearby green space and parking that often come with being so close to the heart of Cambridge.

Agent's Note

There is planning permission in place for enclosing the front garden.

Tenure

Freehold

Services

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

Statutory Authorities

Cambridge City 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

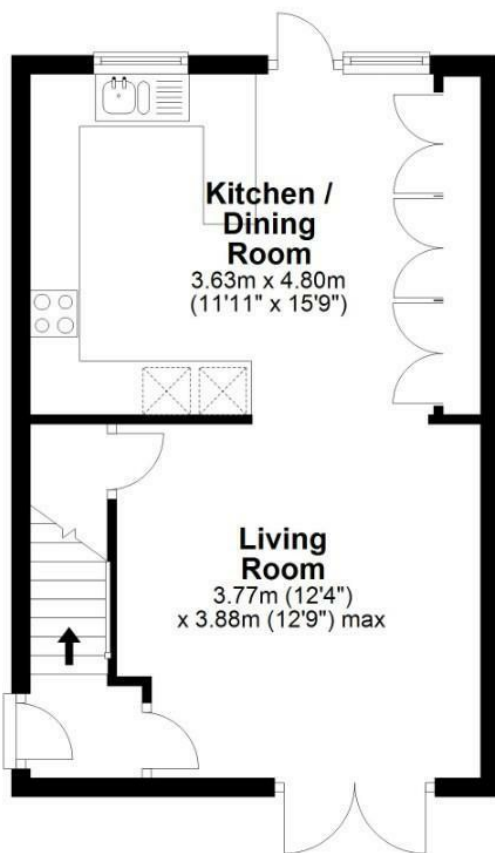
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





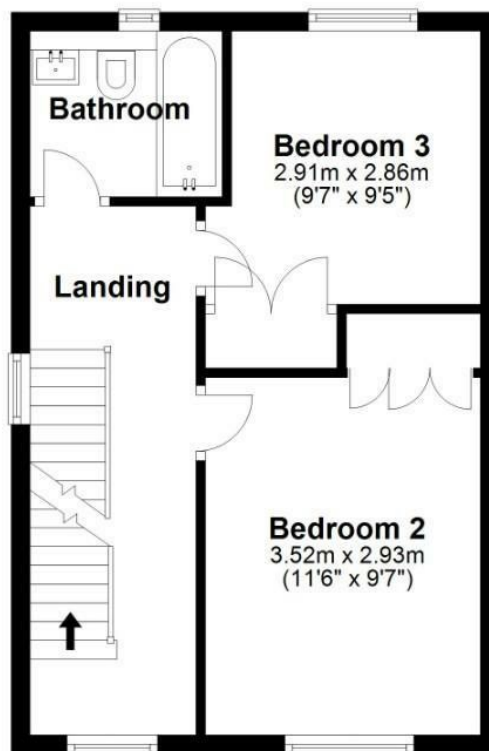
Ground Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



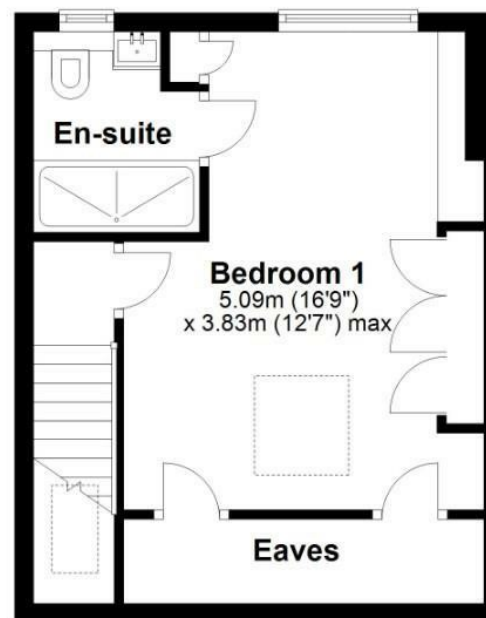
First Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



Second Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



Total area: approx. 99.4 sq. metres (1070.2 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		88
(81-91) B	76	
(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	



