



An exceptional new home with stylish, contemporary accommodation in the De Freville Area of Central Cambridge.

In brief

City Centre 1 mile, Mainline Railway Station (Kings Cross & Liverpool Street 52 & 67 minutes) 1.8 miles, Cambridge Science Park 1.8 miles, Addenbrooke's Hospital 3.5 miles and A14 1.8 miles, (distances and times are approximate)

Gross Internal Area: 2,691 sq ft / 250 sq m

75 HUMBERSTONE ROAD, CAMBRIDGE, CB4 1JF
£1,495,000 (GUIDE PRICE)

Property Summary

- Basement: Basement Room, Utility Room, Shower Room and Plant Room.
- Ground Floor: Entrance Hall, Cloakroom, Kitchen/Living/Dining Room and Access to rear garden.
- First Floor: Master Bedroom with Ensuite Bathroom, Bedroom 2 with Wardrobes, Bedroom 4 and Family Bathroom.
- Second Floor: Bedroom 3 with Ensuite Shower Room and Storage.
- Outside: Detached Garage with Storage and Enclosed Rear Garden.

Situation

Humberstone Road enjoys a perfect position on the edge of this exciting and historic city centre and only a few minutes' walk from the River Cam and Midsummer Common. In a very well-favoured area of peaceful and attractive streets full of character and charm, yet just a short walk to Cambridge's sophisticated centre with its wide range of shops, restaurants and bars, Humberstone Road offers you both vibrancy and tranquillity – a rare combination in this historic setting.

Cambridge city centre provides an attractive

combination of ancient and modern buildings, winding lanes and colleges. It also offers a wide range of educational and cultural amenities and has become a 'high tech' and 'bio tech' hub with the University's Research and Development Laboratories, Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus.

For the commuter, the M11 and A14 are both within about 1.75 miles and the city's mainline railway station, which provides services to London's King's Cross and Liverpool Street in about 52 and 67 minutes respectively, is within about 1.25 miles Cambridge North Railway Station at Chesterton about 2.29 miles, also provides services to King's Cross and Liverpool Street in about 62 and 81 minutes respectively, as well as connecting to the Cambridge Guided Busway and providing an interchange with the park and ride and local bus services.

Description

This impressive new city home has been built to an exceptionally high standard by renowned local builder Cocksedge. The property's elegant and stylish interior is of the highest quality and incorporates the latest 21st century technology. Arranged over four floors, this beautifully presented home extends to an impressive 2,691sq ft (250 sq m) providing tremendous versatility suitable for a variety of needs.

Outside

To the front there is a walled front garden with decorative tiled steps leading to the front door. To the rear is a paved communal driveway which leads to the garage with remote controlled roller door, power and light. A delightful walled rear garden to the rear with shrub border, paving and turf.

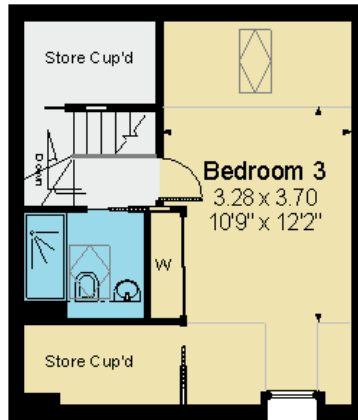
Property Highlights

- Impressive basement area extending to 32'4" x 17'5" (9.85m x 5.30m) providing a versatile multi-use space with large roof light, Utility Room and Shower Room.
- Stunning open plan Kitchen/Living Dining Room with full height Bi-Fold glazed doors along the rear elevation.
- Kitchen area fitted with high end German kitchen, quartz worktop, integrated Miele appliances to include tall fridge, tall freezer, dishwasher, induction hob, pop-up induction hood, double oven with warming drawer and microwave.
- Contemporary inspired Roca wall mounted sanitaryware complemented by Hansgrohe brassware, built-in vanity units, fully tiled walls and floors, large demisting mirrors and chrome towel rails.
- Engineered wooden flooring throughout ground floor areas, carpeting throughout first and second floors, solid staircase with oak treads and glass balustrades to first floor and oak stair case to second floor.
- Superb Master Bedroom with wardrobes and en suite.
- Underfloor heating throughout.
- Baulogic Control4 Platform home automation system fitted, controlled via central command interface and tablet. Centralised home hub communication for distribution of telephone, data and TV to all living rooms and bedrooms, wired in satellite TV points and satellite dish, with whole house dedicated Wi-Fi.
- Pre-installed and integrated alarm system, ground floor sprinkler system, high security windows and doors, front and rear CCTV cameras.
- Vehicular access controlled by electric bollard.
- 10 year Premier Warranty.

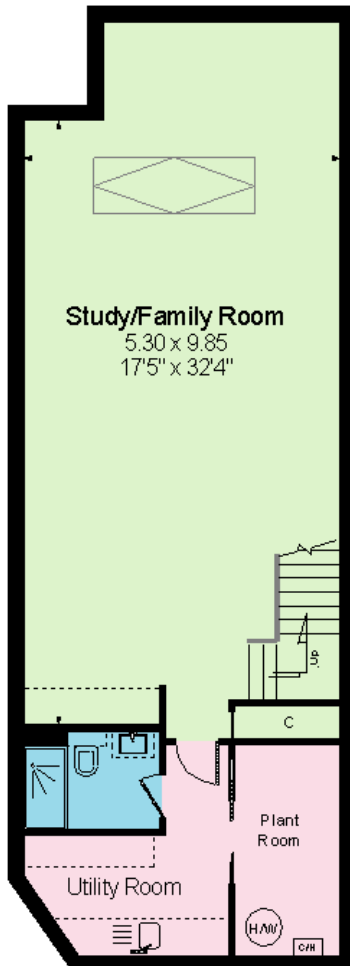
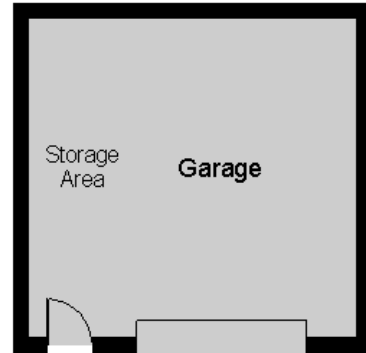


Gross Internal Area 250 sq m (2691 sq ft)
excluding Garage

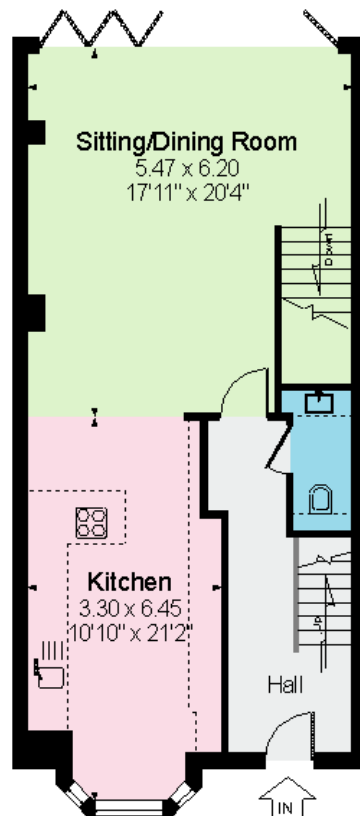
- Bedrooms
- Bathroom
- Reception
- Kitchen/Utility
- Circulation
- Garage



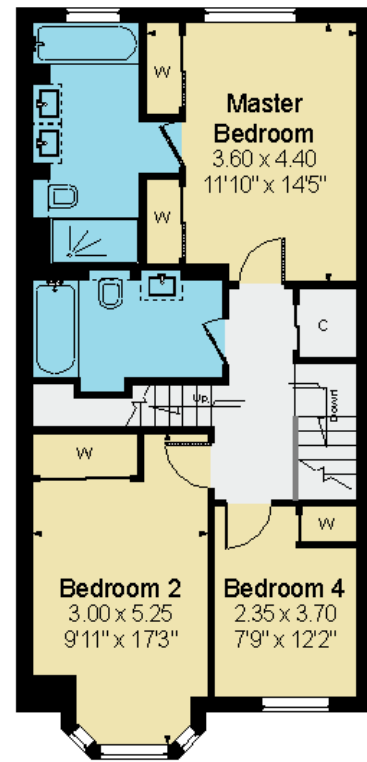
Second Floor



Basement



Ground Floor



First Floor

NOT TO SCALE: For guidance purposes only

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Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

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Stonecross, Trumpington High Street,
Cambridge, CB2 9SU

Additional Information

Services

Mains water, electricity, gas and drainage are connected.

Local Authorities

South Cambridgeshire District Council

Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating B

Please note that internal images are of No 79 show home, a similar house to No 75.

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