



MOORE CLOSE, CAMBRIDGE, CB4 1ZP

- Cambridge City Centre - approx. 1.8 miles
- A14 Access - approx. 1 mile
- Cambridge North Railway Station - approx. 1.1 miles

Around 1,500 sq.ft of accommodation • Peaceful tucked away position • Four double sized bedrooms • Ample driveway parking • Impressively presented throughout • EPC rating D

DESCRIPTION

The modern and well-proportioned accommodation measures around 1,500 sq.ft and offers an entrance hall, three reception rooms, kitchen/dining room, utility room, cloakroom, four double sized bedrooms and two bathrooms. Externally enjoying ample driveway parking and well-presented gardens.

The entrance hall is light and inviting with stairs rising to the first floor, fitted storage and open to the kitchen/family/dining room. The kitchen is stylishly presented with fitted units and drawers, stone worktops over and an inset double sink. Integrated appliances include a fridge, freezer, double oven, hob and dishwasher. Ample dining and seating space with French and sliding doors leading to the rear garden terrace. The utility room is positioned off the kitchen with plumbing and space for appliances and a door leading to the side garden. The remaining ground floor consists of a study, sitting room and cloakroom.

The landing enjoys an airing cupboard, loft access and window to the side aspect. The master bedroom is positioned to the rear of the property with fitted wardrobes and an ensuite, which is extensively tiled with a shower, vanity sink unit, WC and heated towel rail. The remaining three bedrooms are all double in size. The bathroom is also largely tiled with a bath and shower over, vanity sink unit and WC.

AN IMPRESSIVELY PRESENTED AND PARTICULARLY SPACIOUS FOUR-BEDROOM DETACHED HOUSE BOASTING A PEACEFUL AND TUCKED AWAY POSITION LESS THAN TWO MILES FROM THE CITY CENTRE.



OUTSIDE

Tucked away enjoying ample paved driveway parking. The remaining front aspect offers established shrubs and hedging. The rear garden is predominately paved with a wonderful selection of trees, shrubs and plants.

LOCATION

Moore Close forms part of an attractive, established residential development off Hopkins Close, off Woodhead Drive only a couple of miles north of Cambridge City centre. The Cambridge Science and Business Parks are within just a few hundred yards of the property which is also well placed for access to the guided bus route and the forthcoming new train station at Chesterton. There are bus and cycle routes along Milton Road into the city centre and rapid access onto the A14 dual carriageway linking with the M11, A1 and M1.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Main services of water, gas, electricity and drainage are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Approx. gross internal floor area 139 sqm (1500 sqft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	76
EU Directive 2002/91/EC		

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