



**PERNE ROAD, CAMBRIDGE, CB1**  
Guide Price: £675,000

**Carter Jonas**

# PERNE ROAD, CAMBRIDGE, CB1

The property features high specification throughout including underfloor heating, stone worktops, oak internal doors, flooring throughout, intruder alarm and security cameras for additional security.

The entrance hall is particularly spacious and features a stunning bay window, flooding the space with natural light. A downstairs cloakroom with shower, fully tiled with towel rail, vanity unit and mirror offer luxury convenience.

The open-plan kitchen/living area has bi-fold doors opening onto the patio area, creating a light and open space. The kitchen has a contemporary feel with stone worktops and integrated appliances to include washing machine, dishwasher, oven, microwave and induction hob.

Heading upstairs you will pass the stunning feature archway window, and arrive at the bright and airy landing, off which are three good size double bedrooms two of which benefitting from wardrobes, and the main bathroom which has a bath with overhead shower and vanity unit under the basin. Outside is a low maintenance garden with patio area with access from the front of the house down the side passage. There is a bin store to the front and off-road parking. The front of the property is attractively finished with a picket fence.

This property is conveniently located just a stone's throw from a grocery shop, as well as offering excellent access to Addenbrookes (1.6miles), Mill Road (1mile) and the railway station (1.6miles). There is also a large Sainsburys for weekly shops on Coldhams Lane, just 0.6 miles away.

## AMENITIES

- Newly Built
- High Specification
- Three Double Bedrooms
- Off-Road Parking

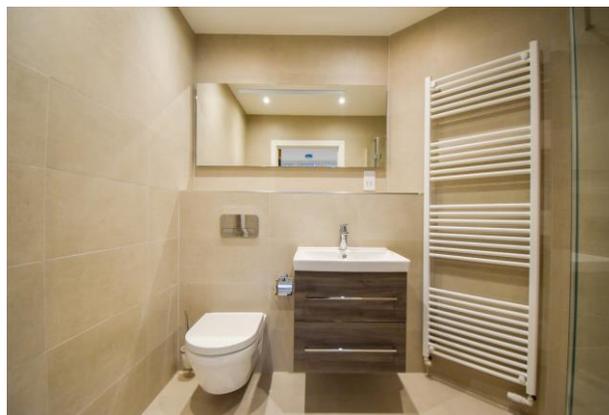
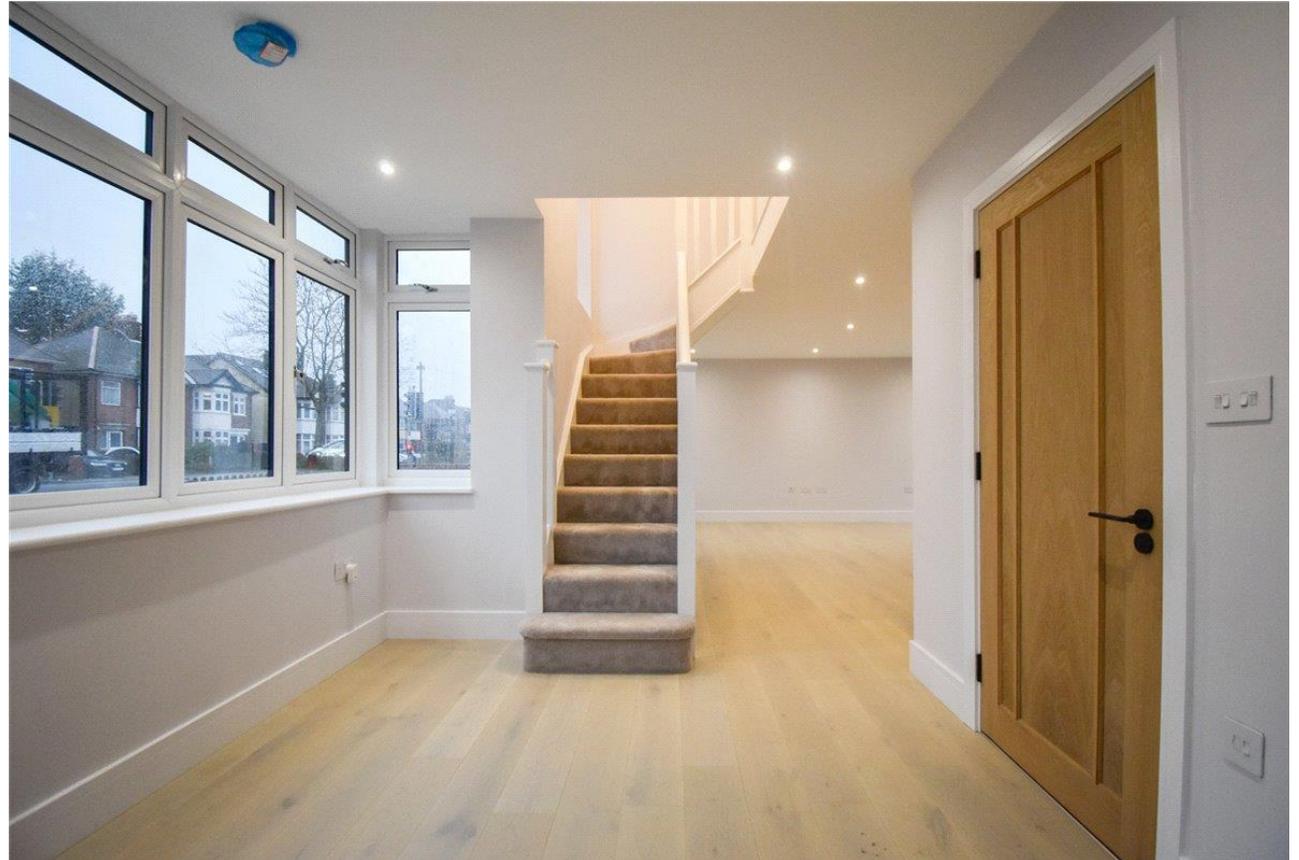
- Contemporary Kitchen
- Underfloor Heating
- Close to Railway Station & Addenbrookes

**TENURE** Freehold

**LOCAL AUTHORITY** Cambridge City Council

**EPC BAND** To be confirmed

## A NEWLY BUILT THREE BEDROOM DETACHED HOME, IN A CENTRAL LOCATION WITH EXCELLENT ACCESS TO ADDENBROOKES HOSPITAL AND CAMBRIDGE TRAIN STATION.



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