



115 sqm / 1237 sqft

104 sqm / 0.025 acres

Town House

4 bed, 2 recep, 2.5 bath

Gated allocated parking

2018

EPC - B / 86

Council tax band - E

Windsor Gate

An immaculately presented four bedroom townhouse finished to a high specification located within this modern gated development completed in 2018 within the South of the city with excellent access to Addenbrooke's, Arm and the central railway station.



Guide Price
£525,000



Windsor gate is a bespoke development completed to the highest of specifications both internally and externally and improved by the current owners with superb decoration throughout and shutters to the windows.

The accommodation briefly comprises; entrance hall with stairs rising to the first floor, cloakroom with modern two piece suite, Karndean flooring throughout the ground floor, open plan living/dining/kitchen with bi-fold doors to the rear Southerly aspect flooding the room with natural light, fully fitted kitchen with a range of wall and base level units, ample work surfaces and a range of integrated appliances.

First floor landing with stairs rising to the second floor, storage cupboard, three bedrooms, two generous doubles with fitted wardrobes, sliding mirror front doors, hanging rails and storage shelf, the fourth bedroom is currently used as a study. Family bathroom with modern three piece suite with shower over the bath.

Second floor landing, large storage cupboard, master suite, with large walk-in wardrobe with mirror front doors and lighting, dormer window to the rear aspect, impressive en-suite shower room with modern three piece suite.

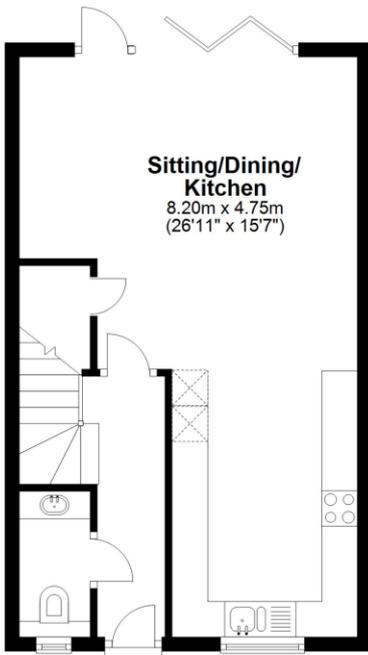
Outside the property has a small enclosed front garden laid to gravel with shrubs and path leading to the front door, railings and gate. To the end

of the terrace is gated access to the parking area to the rear of the homes, with visitors spaces, the property has a private allocated parking space immediately behind the home and gated access to the rear garden. The rear garden is L-shaped with good sized patio, lawn area and timber shed, fully enclosed by timber fencing.



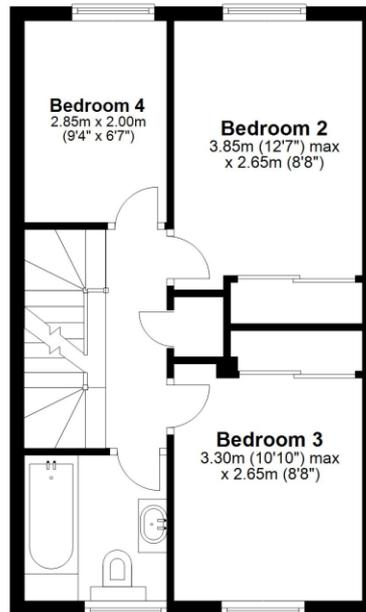
Ground Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



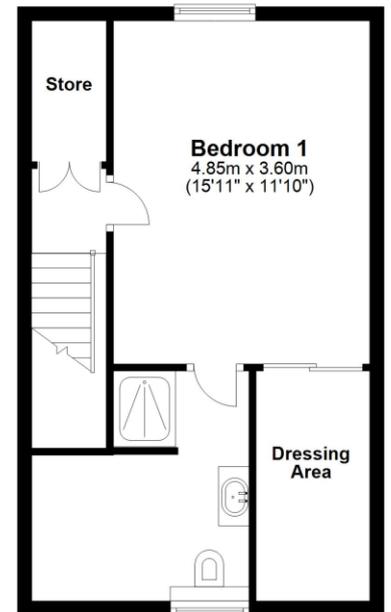
First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Second Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 116.8 sq. metres (1257.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 115 sqm
(1,237 sqft)



Coldhams Lane is located in the highly popular Romsey ward of Cambridge City and runs from Newmarket Road close to the City centre to Cherry Hinton. It's historic Common, proximity to the city centre, railway station, and educational facilities have proved popular with families and young professionals alike.

Nearby amenities include the retail and leisure parks of Newmarket Road and only about a mile away from the Grafton Centre leisure and shopping area. There are local shops and a major private gyms and health clubs including David Lloyd and Nuffield. Mill Road with its unique, bustling, cosmopolitan atmosphere and range of bars, cafes and shops is within a mile of the property, as is the central railway station.

There are a number of excellent nurseries, primary and secondary schools that are within catchment and are a walkable distance from the property.

The Chisholm Trail, soon to be completed in early 2021, will give further ease of access to Cambridge railway station, the south of the city, Cambridge North Station, and the other side of the river.

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