



Station Road

+44 (0) 1223 508050

hello@cookecurtis.co.uk

www.cookecurtis.co.uk

An individual, contemporary, semi-detached home, providing stylish well-planned accommodation, with high ceilings and large windows which bathe the rooms in natural light. The property has accommodation over three levels and is set within a good size plot with a garden and ample off-road parking.

Guide Price:
£550,000

Station Road, Harston,
CB22 7PP



5 Station Road is one of a unique pair of newly constructed, architect designed homes, with clean lines and simple, classic design features which emphasise the quality of the build. Each property is bright and spacious, and each has its own style of kitchen to satisfy individual tastes, and there are thoughtful features, not least a cleverly designed staircase which allows natural light from the top floor to filter down to the landing below.

The living space is open plan with beautiful Oak flooring and a wall of windows and doors provide lovely views over the garden. The living area is generous, with ample space for sitting and dining, and there are bi-fold doors opening to the patio, and windows to the front, side, and rear. The kitchen area is fitted with a range of matching floor and wall mounted cabinets, with Silestone working surfaces and there is an integrated dishwasher and washing machine and a built-in oven and hob with extractor over. The ground floor also features an entrance hall and a modern cloakroom.



On the first floor the landing opens to a stunning family bathroom fitted with a large bath with shower over, w.c and hand-basin and there are three good bedrooms all of which would take a double bed.

The master suite on the top floor enjoys a real sense of privacy. The bedroom area is bright with windows extending the length of one wall and there is a beautiful en-suite shower room as well as a dressing room.

Outside the garden to the front is predominantly hard landscaped to provide parking. There is a gated pedestrian access leading around the side of the house and a bed planted with shrubs. The rear garden is a good size, fully enclosed and laid to lawn with a patio adjacent to the property.





135 sqm / 1460 sqft

252 sqm / 0.06 acre

Semi-detached house

4 bed, 1 recep, 2.5 bath

Off road parking

NEW BUILD

EPC - B / 84

Council tax band - TBC



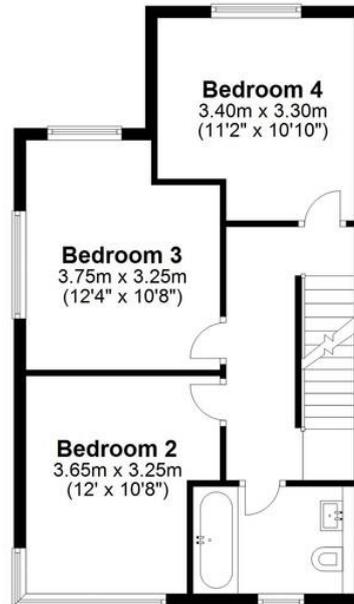
Ground Floor

Approx. 52.7 sq. metres (567.0 sq. feet)



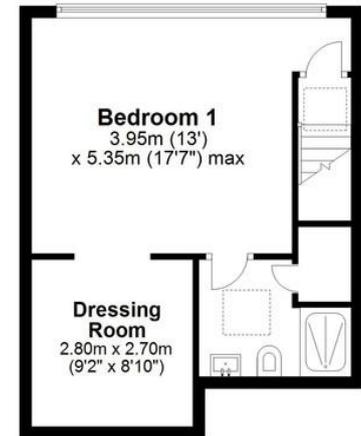
First Floor

Approx. 48.6 sq. metres (522.7 sq. feet)

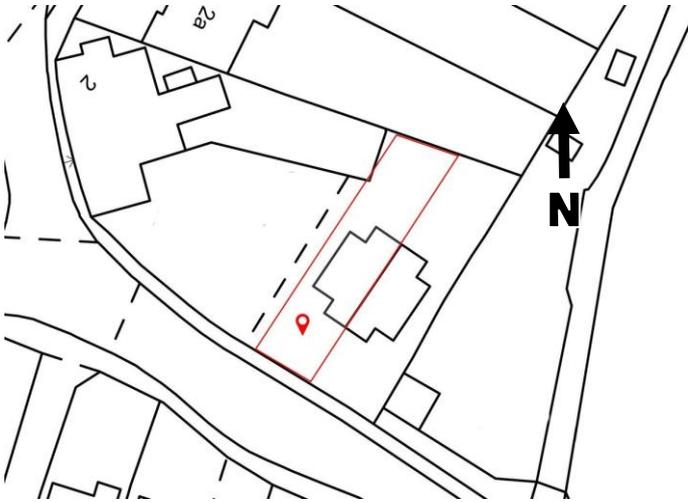


Second Floor

Approx. 34.5 sq. metres (370.9 sq. feet)



Total area: approx. 135.7 sq. metres (1460.7 sq. feet)



Harston is the first village coming south out of Cambridge on the A10 and has an excellent range of day-to-day facilities, plus exceptionally easy road links both into the City and south towards Royston and London. A new purpose-built, road traffic free cycle route has recently opened that leads over the M11, into Trumpington and on to the City. There is also a regular bus service which is a most useful asset.

The village is the right side of town for access to the Addenbrookes Campus, the science parks at Melbourn, Abington and Great Chesterford and Foxton's mainline railway station to Cambridge (c. 13 minutes) and London Kings Cross (less than 1 hour) is within 2 miles.

Within the parish there is an Ofsted 'Good' rated primary school, a restaurant, doctors' surgery with dispensary, an excellent local shop with Post Office counter, village hall, hairdresser, petrol filling station and a large recreation ground with a recently improved children's playground.

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