



150 sqm / 1617 sqft

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Driveway

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394 sqm / 0.09 acre

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2019

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Mid-terraced house

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EPC - B / 84

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4 bed, 3 recep, 2.5 bath

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Council tax band - F

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Hurrells Row

A stylish 4 bed character cottage with south-facing garden, finished to a meticulous standard throughout and tucked away down a private driveway close to the heart of this ever popular village.



Guide Price  
£600,000



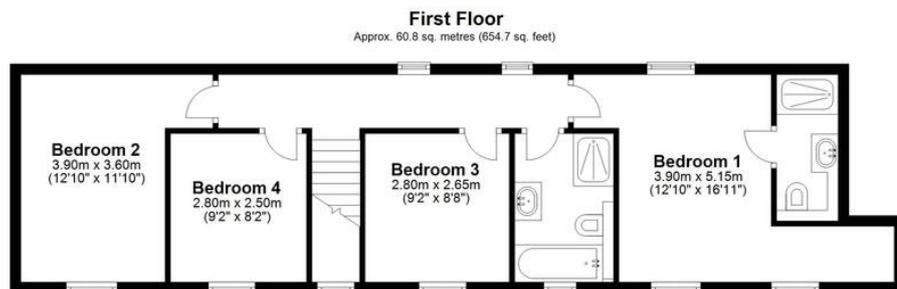
This new home was finished in 2019 and has been thoughtfully designed with modern open-plan living in mind. The property offers a stunning blend of period and contemporary features throughout and is tucked away down a quiet no-through road, close to the village centre.

On the ground floor are 3 reception rooms including a separate study and sitting room, finished with engineered wood flooring. Of particular note is the property's impressive open-plan kitchen / dining / family room, which benefits from southerly aspects, has Velux windows and a set of bi-folding doors opening onto the private rear garden. The kitchen has been fitted with a range of bespoke units and is sympathetically finished with solid oak worktops. There is a separate utility room with additional units and side door to the rear garden. Completing the ground floor accommodation is a striking entrance hall with access to a cloakroom W.C.

Upstairs are 4 bedrooms with a bathroom, finished with a stylish 4-piece suite. The main bedroom is particularly spacious with a dressing area and en suite shower room.

Outside, to the front of the property there is a driveway providing off road parking for several vehicles. The south-facing rear garden has a superb degree of privacy, has been principally laid to lawn and enclosed by fencing.





Total area: approx. 150.2 sq. metres (1617.0 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

Total area:  
Approx. 150 sqm  
(1,617 sqft)



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 a regular bus service and the newly completed cycleway is a most useful asset, which runs alongside the A10 through the whole village. The Cambridge Biomedical Campus can be reached by bike in about 20 minutes.

It is the right side of town for the science parks at Melbourn, Babraham, Granta Park 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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