

48 High Street
Cambridge, CB1 9AS

Guide price £685,000



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- 5 bed, 1.5 bath, 2 recep
- 2023 sqft / 188 sqm
- South-West Facing Garden
- Air conditioning & Air Source Heat Pump

An extended family home with a purpose-built studio, a landscaped garden & ample driveway parking, offering versatile accommodation & within easy reach of the City Centre.

This beautiful home has been thoughtfully designed with open-plan living in mind. The house was extended in 2018 & has been finished to a very high standard.

The entrance hall is finished with attractive LVT herringbone style flooring which continues throughout the ground floor & is underfloor heated. There is an open-plan living/dining room area, benefitting from a dual aspect, a feature fireplace & air-conditioning. The kitchen/breakfast room has a comprehensive range of units & a breakfast bar. There are various integrated Bosch appliances & a Russell Hobbs wine fridge, all of which are included within the sale. Completing the ground floor accommodation is a cloakroom W.C.

Upstairs the living space is arranged over 2 floors, the first housing 4 bedrooms & a beautiful family bathroom with a separate bath & a walk-in shower. Bedroom 1 is on the second floor, has its own dressing area, sliding mirrored wardrobes & double doors to a Juliet balcony.

Outside is a large driveway. The rear garden has a rainbow Indian



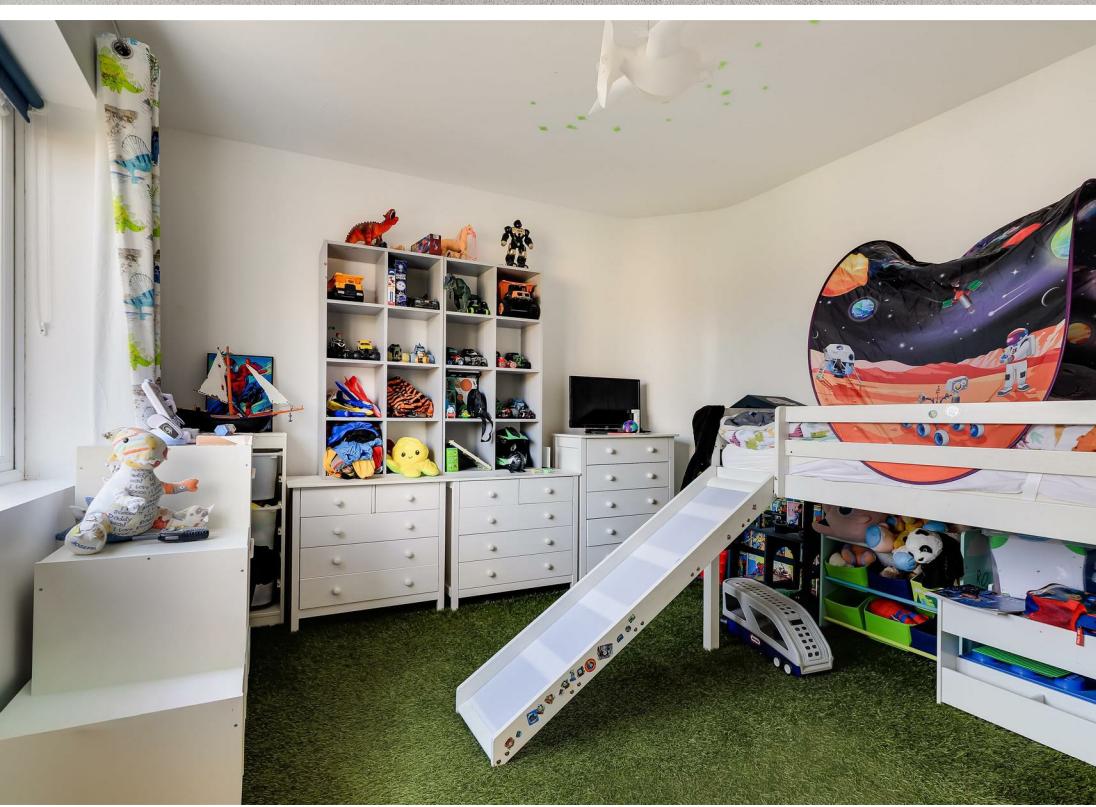


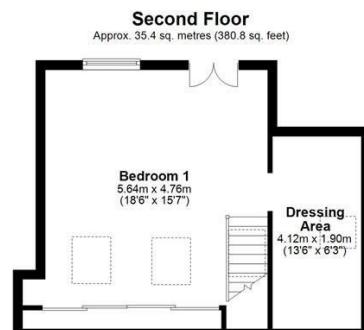
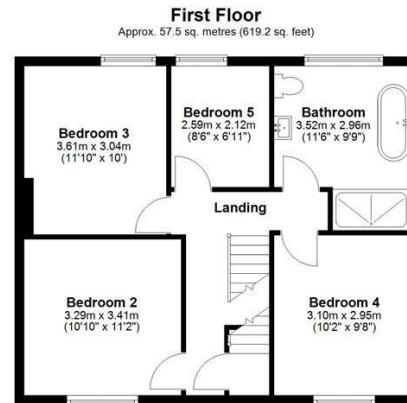
sandstone terrace & artificial turf with a sunken trampoline. The versatile garden studio is air conditioned, fully insulated & has a range of units.

Teversham is a friendly village just a few miles east of Cambridge. There are some amenities in the village including a Church, a social club & a popular Indian restaurant. Neighbouring Cherry Hinton has a broader range of shopping facilities including a Tesco superstore, a 5-minute drive from No.48.

The village is well placed for access to Arm (2 miles), Addenbrookes Hospital & the Biomedical Campus (3 miles). Bus services run regularly to & from the City & there are good road links.

Teversham CofE Primary School maintains a 'Good' Ofsted rating & those that attend often are in catchment area to Bottisham Village College.

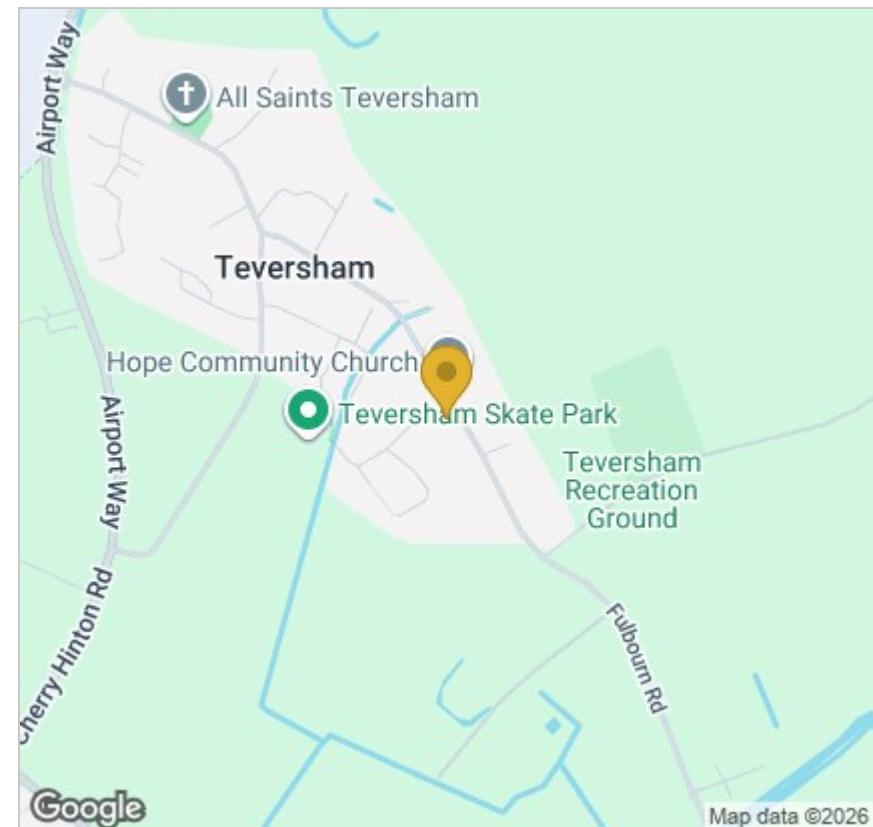




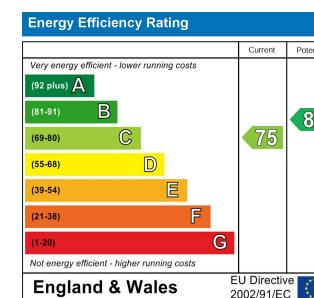
Outbuilding
Approx. 15.2 sq. metres (163.9 sq. feet)

Total area: approx. 188.0 sq. metres (2023.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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