



12 Moore Close  
Cambridge, CB4 1ZP

**Guide price £750,000**





## 12 Moore Close

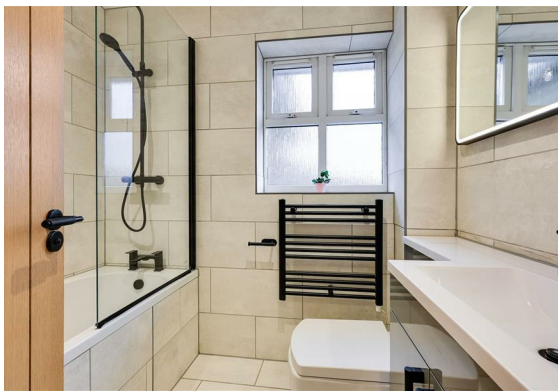
Cambridge, CB4 1ZP

- EPC rating B
- High quality refurbishment
- 4 good size bedrooms
- South facing garden

A completely refurbished, upgraded and improved 4-bedroom family house of around 1360 sq, ft, in a quiet cul-de-sac, with a south-facing garden backing onto a park. Located a 7-minute bike ride to the Science Park, Cambridge North and the river.

This stylish, beautifully appointed house includes a living room with a bay window to the front, and the kitchen/dining room is open plan and comprises a dining area with doors to the patio and garden beyond. The kitchen area has been carefully designed and includes extensive storage, quartz worktops with a peninsula and waterfall end. There is a boiling water tap, an integrated fridge, freezer, and dishwasher, an induction hob, an extractor and oven. The utility room has also been refitted with a combi boiler (2023), and a door to the outside. There is a good-sized reception hall and a refitted cloakroom with WC.

The garage has been cleverly converted to create a gym or home office with access to the







garden, whilst retaining storage space at the front.

Upstairs, there are four good-sized bedrooms, three are doubles, and two have fitted storage. The main room has an ensuite. The family bathroom and ensuite have both been completely refitted, they have full wall and floor tiling, vanity basins, and towel rails.

The house has double glazing, gas central heating, a burglar alarm, an EV charger, and solar panels with a feed-in tariff until 2033, generating about £1,000 p.a.

The internal doors have all been replaced with oak doors and contrasting black furniture. The ground floor has wood-effect flooring and new carpets on the first floor.

Outside, at the front, there is a driveway for parking and access to the garage storage. Side access leads to the rear, where there is a good-sized garden. The patio has been extended, and there is a timber shed. The whole garden is enclosed by fencing, faces south and backs onto a park.





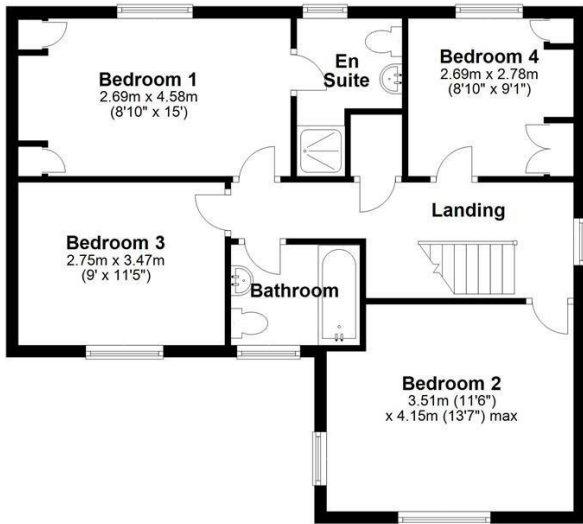
**Ground Floor**

Approx. 63.2 sq. metres (680.4 sq. feet)



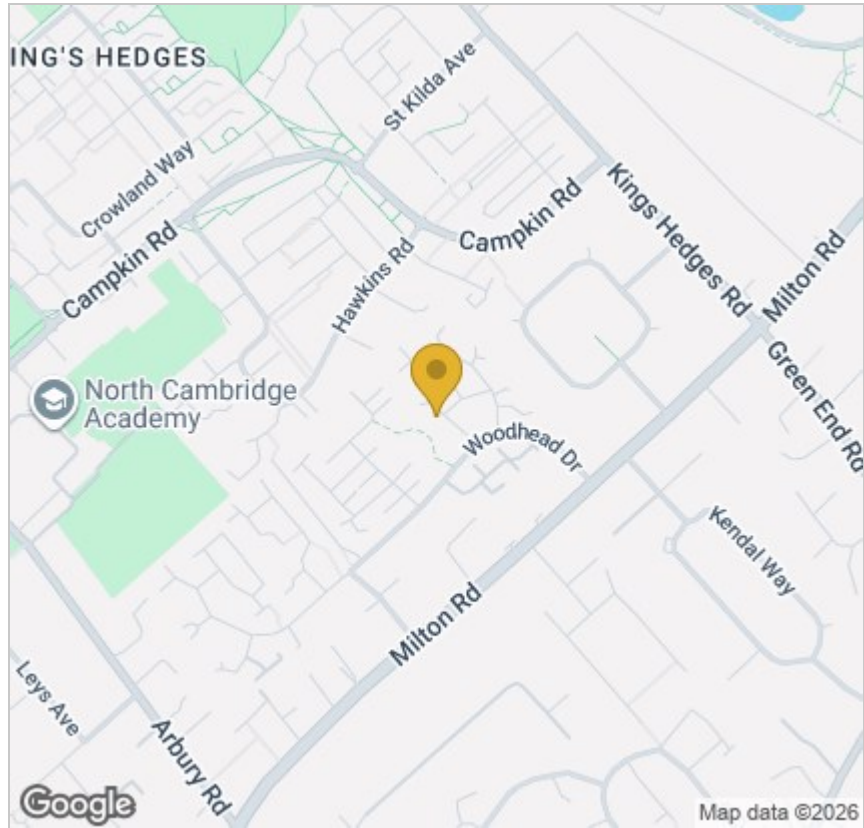
**First Floor**

Approx. 63.0 sq. metres (677.9 sq. feet)

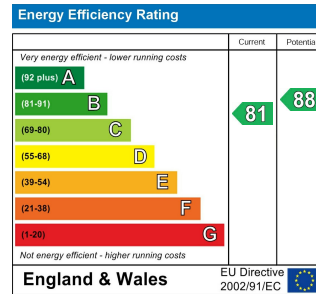


Total area: approx. 126.2 sq. metres (1358.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



**Energy Efficiency Graph**



Tenure: Freehold  
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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