



## 174 Ermine Street, Caxton, Cambridge. CB23 3PG

A well-presented, three-bedroom home located within Ermine Street in Caxton, a semi-rural village located to the West of the Historic City of Cambridge.

The ground floor of this wonderful home comprises of a good sized entrance hall with stairs leading up to the first floor, an open-planned kitchen/living/diner with a good range of eye level and base level units, a separate WC and French style doors leading into the garden. The heating is provided by a modern air-source heat pump, offering underfloor heating downstairs and radiators upstairs. The first floor comprises of three well-proportioned bedrooms with views across fields to the front aspect and views over paddocks to the rear. A family bathroom with full white suite and shower over the bath completes the remainder of the first floor.



**£375,000 Freehold**

## PROPERTY DESCRIPTION

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Externally; The property has allocated parking for 2/3 cars along a private block paved road directly to the front of the property. The rear garden is fully enclosed, laid predominantly to lawn and has a patio area directly off the living room French doors. The rear garden backs onto a nearby Paddock and has far reaching views in the direction of Bourn.

Caxton lies approximately 11 miles west of Cambridge. Local facilities include 2 churches, village hall and public house/restaurant. There is a wider range of shopping facilities in nearby Cambourne including a superstore, doctors, dentist and country park.

The nearby University city of Cambridge is not only world renowned for its academic achievements, but has also become a 'high tech' and 'bio tech' hub, with the University Research and Development Laboratories, the internationally renowned Cambridge Science Park and Addenbrookes Hospital/Biomedical Campus. The city also offers extensive cultural and shopping facilities together with an outstanding choice of independent schools for all ages.

## FEATURES

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- Downstairs cloakroom
- Parking for 2 cars
- Views over fields
- Open plan ground floor kitchen/family room
- NHBC warranty remaining
- Underfloor heating
- Modern heatpump
- Village location





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance

Spacious entrance, stairs to first floor, door to WC, heating control for underfloor heating.

#### Living/Diner

5.72m x 5.54m (18' 9" x 18' 2")

Opened up by the current owners to offer a modern and versatile living space, ideal for families and entertaining. Built-in book shelf under the stairs, French double doors providing access onto the garden, side door providing external side access. Window to rear, underfloor heating and spotlights.

#### Kitchen

2.00m x 2.65m (6' 7" x 8' 8")

Window to front and rear, fitted kitchen with a range of wall and base units, complementary work surface, stainless steel sink with one and a half bowl and drainer, tiled splash back, electric oven, electric hob, stainless steel Samsung cooker hood, integrated washing machine, fridge/freezer and dishwasher.

#### WC

Comprising of 2 piece suite, including wash hand basin with white gloss storage unit below and WC. Window to front, underfloor heating.

### First Floor

#### Landing

Engineered wood flooring, radiator, doors to all rooms.

#### Bedroom One

4.05m x 3.45m (13' 3" x 11' 4")

Recessed wall ideal for wardrobes, engineered wood flooring, radiator, window to front.

#### Bedroom Two

3.66m x 3.45m (12' 0" x 11' 4")

Engineered wood flooring, radiator, window to rear.

#### Bedroom Three

2.53m x 2.80m (8' 4" x 9' 2")

engineered wood flooring, radiator, window to rear.

#### Bathroom

Window to front, bath with mixer taps and shower over, glass screen, wash hand basin with storage unit below and siled slashback, WC, shaver point built into light, extractor fan, part tiled, chrome heated towel rail, spotlights.

#### Garden

Initial paved area leading round to the side of the property. The garden is mainly laid to lawn and is enclosed by close panel fencing.

#### Agents Notes

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the

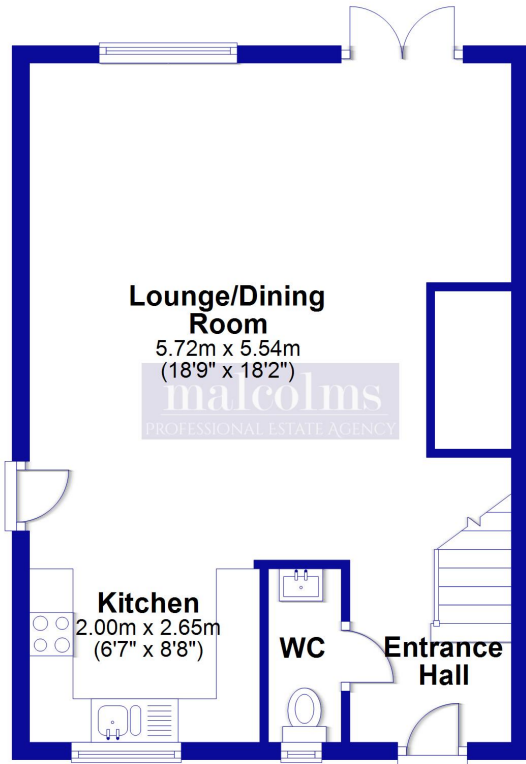


# FLOORPLAN & EPC



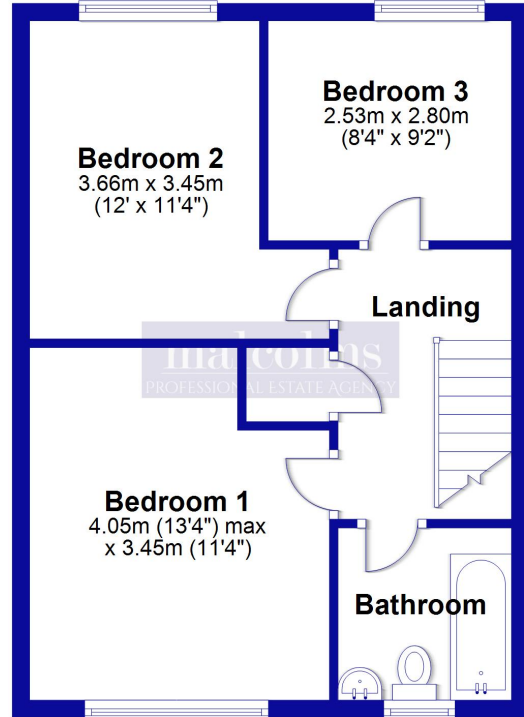
## Ground Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



## First Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



Total area: approx. 86.6 sq. metres (931.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>79</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Cambourne  
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