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## FOXGLOVE WAY, CAMBRIDGE, CB4 2FY

- Cambridge North Train Station - approx. 2.1 miles
- Cambridge City Centre - approx. 2.4 miles
- Cambridge Science Park - approx. 1.5 miles

Convenient location • Local amenities • No onward chain • EPC rating C

### DESCRIPTION

Nestled in the desirable area of North Cambridge, this well-appointed 3-bedroom terraced property offers modern living spaces and comfortable accommodation across two levels. From its spacious living areas to its well-maintained outdoor space, this home presents an ideal opportunity for families or professionals seeking a convenient and inviting residence.

Upon entering, you are welcomed into an entrance hall, where you'll find a convenient downstairs w/c, providing practicality for daily living. The hallway leads to a large dual aspect living room, flooded with natural light, and offering a welcoming atmosphere. French doors provide seamless access to the garden, extending the living space outdoors. Adjacent to the living room is a modern kitchen, boasting generous storage cupboards, ample countertop space, and integrated appliances. This well-equipped kitchen provides the perfect setting for culinary endeavours and casual dining.

Ascending the staircase, you'll discover three double bedrooms, each offering comfort and privacy. The master bedroom is complimented by a spacious dressing area with built-in storage and en-suite shower room, providing a luxurious retreat for homeowners. Completing the first floor is a family bathroom, catering to the needs of the household with its modern amenities and stylish finishes.

## WELL-APPOINTED 3 BEDROOM TERRACED PROPERTY SITUATED IN A SOUGHT-AFTER LOCATION IN THE NORTH OF CAMBRIDGE.



## OUTSIDE

The property boasts a well-maintained enclosed garden, featuring a patio area perfect for outdoor dining and relaxation. The garden is predominantly laid to lawn, providing space for outdoor activities and gardening. Secured with gated access, the carport provides parking for one vehicle and leads directly to the garden.

## LOCATION

Foxglove Way forms part of the popular Orchard Park development, is situated on the north side of the city, conveniently placed for the Science Park, access to the A14, City centre and Cambridge North Railway Station. There are schools for all age groups in the city and a range of local shops and amenities on Orchard Park itself.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Service Charge:** Approx. £378.83 per annum

**Services:** All mains services provided

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	75	
(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			
England, Scotland & Wales			EU Directive 2002/91/EC

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