



North Street, Cambridge  
CB4 3QN

Pocock + Shaw

45 North Street  
Cambridge  
Cambridgeshire  
CB4 3QN

A stunning contemporary detached house situated in a tucked away location just off Histon Road in the Castle Hill area of the city. This stylish modern home, constructed in 2015, offers accommodation arranged over two floors and features two double bedrooms, off street parking, open plan living/dining room and a garden to the rear. The property benefits further from no onward chain.

- Architect designed two bedroom house
- Cul de sac location
- two double bedrooms
- Offered with no chain
- Gas central heating
- Garden and parking
- Double glazed
- Large landing/study area

Offers Over £550,000



North street is a no through road situated just off Histon Road and offers easy access to the city centre on foot or by bicycle. There are a wide range of local amenities along with excellent local public transport nearby.

**Entrance Hall** Range of double glazed windows to front and side with inset glazed entrance door, stairs to the first floor, oak flooring, large under stairs storage cupboard with plumbing for a washing machine, inset downlighters, radiator, glazed door to the living room.

**Cloakroom** Fully tiled to both the floor and walls, WC, vanity wash basin with a mixer tap and storage under, radiator, double glazed window to the side, downlighter

**Living Room/Kitchen** Impressive open plan room with oak flooring, wide set of double glazed windows with inset French doors to the garden, range of Velux roof windows, down lighters, two radiators, freestanding contemporary stove on a tiled plinth, open to the kitchen;

**Kitchen area** Comprising a range of contemporary wall and base units with composite working surfaces with inset sink and mixer tap, electric hob and stainless steel splashback, fitted oven and cooker hood, tiling to both the floor and splashback, plumbing for the dishwasher and a range of downlighters.

**Study area/Landing** Velux roof window, radiator, cupboard containing a Worcester central heating boiler

**Bedroom 1** Double room with a vaulted ceiling, double glazed window to the front and a complementing trio of high level windows, radiator

**Bedroom 2** A further double room also with a vaulted ceiling, additional high level windows and a radiator

**Bathroom** Fully tiled bathroom with a contemporary white suite comprising a WC, wash basin with mixer and fitted wall mirror, panelled bath with fitted shower screen, wall mounted drenching shower head and controls, Velux roof window

**Outside** The front of the property offers gravelled parking which is partly covered and features panelled fencing, covered and gated side passageway and cycle rack.

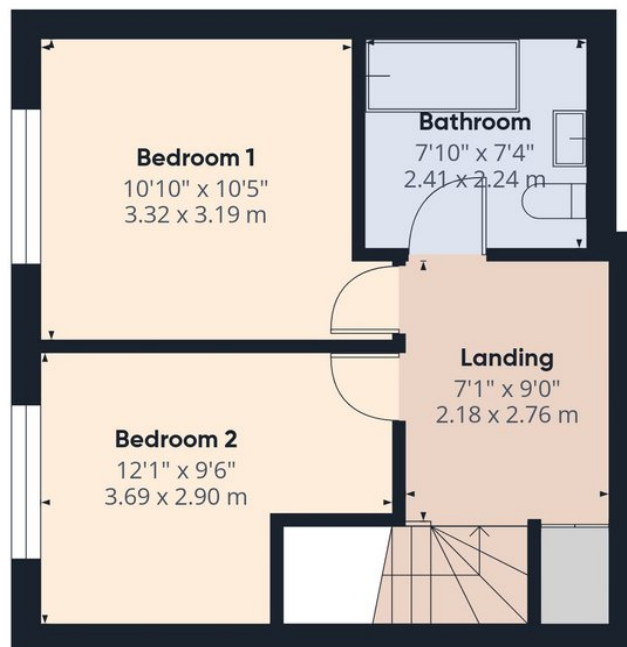
The rear garden measures 26 x 22 ft and is enclosed with timber fencing and features an artificial lawned area surrounded with gravelled pathways. The paved patio area is ideal for relaxing or summer barbecues

**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area**

790 ft<sup>2</sup>  
73.3 m<sup>2</sup>



EPC awaited

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested