



ALICE BELL CLOSE
Cambridge

Carter Jonas

ALICE BELL CLOSE, CAMBRIDGE, CB4 1YF

- Cambridge North Train Station - approx. 1.3 miles
- Cambridge City Centre - approx. 3.7 miles
- Cambridge Science Park - approx. 1.2 miles

5 Bedrooms • Car port • Electric charging point • EPC rating C

DESCRIPTION

Upon entering, you are greeted by an inviting entrance hallway which seamlessly transitions to the heart of the home, where a spacious living room awaits, boasting French doors that open onto the rear garden. Adjacent to the living room, a tastefully appointed dining room beckons, featuring an open layout that flows into the well-equipped kitchen. The kitchen includes integrated appliances, including a 4-ring gas hob and oven with an extractor fan, dishwasher, washer/dryer and tiled flooring for easy maintenance.

Ascend the stairs to the first floor, where you'll discover two generously sized double bedrooms and an additional single bedroom, providing versatile accommodation options to suit any lifestyle. Completing this level is a modern family bathroom, complete with a bathtub with an overhead shower, sink, and toilet, offering a tranquil space for relaxation and rejuvenation.

Venture up to the second floor, where the indulgent main bedroom awaits, complete with its own ensuite facilities. The ensuite features a shower cubicle, bathtub, sink, and toilet, offering the ultimate in luxury and convenience. Additionally, on this floor, there is another generously proportioned double bedroom, providing ample space and comfort for family members or guests. With ethernet ports in every room, the house is wired up for 1gb fibre.

INTRODUCING A STUNNING DETACHED HOME NESTLED WITHIN A CONTEMPORARY DEVELOPMENT TO THE NORTH OF THE CITY, OFFERING A BRIGHT AND SPACIOUS LIVING ENVIRONMENT ACROSS THREE EXPANSIVE FLOORS.



OUTSIDE

The rear garden, enclosed by brick walls and wooden fence panels features a laid patio area and lawn, perfect for al fresco dining and entertaining, while mature bushes and trees add a touch of natural beauty to the surroundings.

At the front of the property, a variety of bushes and trees enhance the curb appeal, creating a welcoming first impression. Additionally, a convenient carport with an electric charging point ensures effortless parking and eco-friendly convenience.

LOCATION

Alice Bell Close is situated only 1.9 miles from the city centre with excellent bus and bicycle routes. It is also easily accessible for the Science and Business Parks on the northern fringes of along with the new railway station at Cambridge North, perfect for the London commuter. It is only a short drive to the A14 providing superb links to the M11 and A14. There are good local amenities in the area along with a superstore in nearby Milton.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services connected

Local Authority: Cambridge City Council

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



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Approximate Gross Internal Area = 1352 sq ft / 125.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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