



Moore Close, Cambridge, CB4 1ZP

- Cambridge City Centre - approx. 1.8 miles
- A14 Access - approx. 1 mile
- Cambridge North Railway Station - approx. 1.1 miles

Three double bedrooms • High specification interiors
• Integrated Bosch appliances • Open-plan kitchen,
dining & living space • Private rear garden • Quiet
cul-de-sac location • Excellent access to Cambridge
North & Science Park • EPC rating B

Description

16a Moore Close is an individually designed three bedroom house offering approximately 1,194 sq ft of well-planned accommodation.

Built to a high specification, the property has been exceptionally well maintained and retains a contemporary feel throughout, with a strong emphasis on quality, clean lines and considered design.

The entrance hall leads through to an impressive open-plan kitchen, dining and living space, with a bespoke Italian handleless kitchen, quartz worktops, integrated Bosch appliances and breakfast island. There is also a study and shower room on the ground floor, with underfloor heating throughout.

To the first floor are two double bedrooms, including the principal bedroom with fitted wardrobes, together with a stylish family bathroom.

A further double bedroom occupies the second floor.

A beautifully designed three bedroom house with high specification Italian interiors, private garden and excellent access to Cambridge North and the Science Park.



Outside

The property benefits from a landscaped front garden, block-paved driveway and private rear garden with paved terrace and lawn. There is also an outside tap and convenient on-street parking.

Location

Moore Close forms part of an attractive, established residential development off Hopkins Close, off Woodhead Drive only a couple of miles north of Cambridge City centre. The Cambridge Science and Business Parks are within just a few hundred yards of the property which is also well placed for access to the guided bus route and the forthcoming new train station at Chesterton. There are bus and cycle routes along Milton Road into the city centre and rapid access onto the A14 dual carriageway linking with the M11, A1 and M1.

Additional Information

Tenure: Freehold

Services: All mains services connected

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330

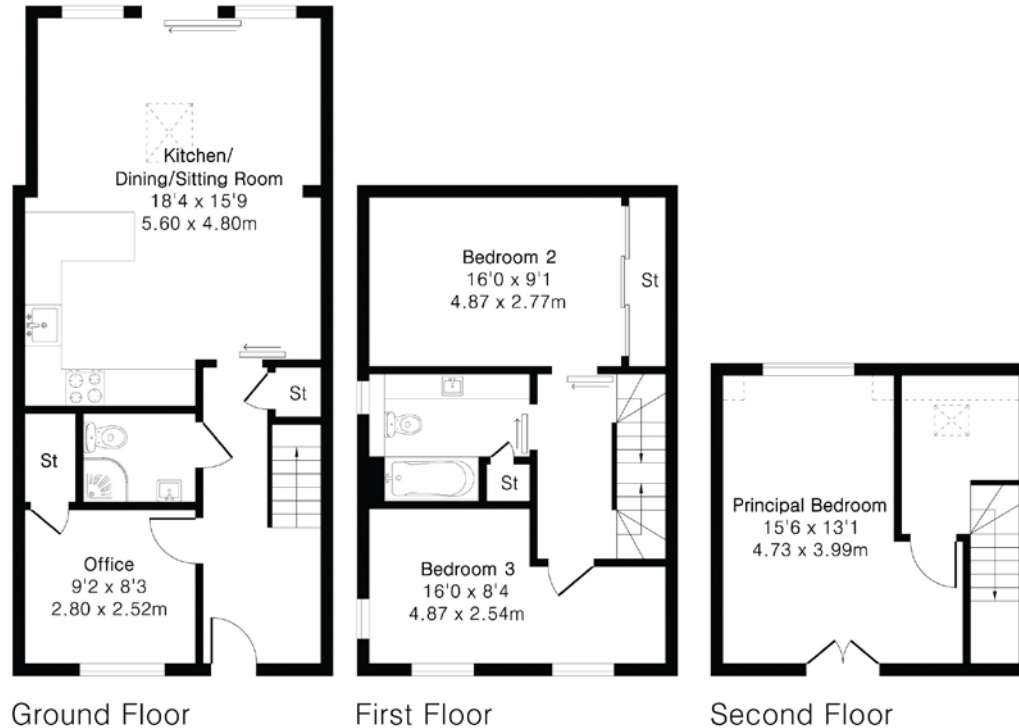


Approximate Gross Internal Area 1194 sq ft - 111 sq m

Ground Floor Area 547 sq ft – 51 sq m

First Floor Area 400 sq ft – 37 sq m

Second Floor Area 247 sq ft – 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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