



Excellent family townhouse with off street parking

St Barnabas Court, Cambridge CB1 2BZ

Freehold





Conveniently situated for Cambridge rail station • Re-fitted kitchen • Five bedrooms • Re-fitted en suite and family bathroom • Beautifully presented accommodation over three floors • Private and peaceful rear garden

Local information

- St Barnabas Court is situated in a sought-after residential area, conveniently placed in close proximity to Cambridge train station with services to London from 50 minutes, and a variety of shopping facilities along both Mill Road and Hills Road, which also boast a number of popular restaurants, bars and 'local' pubs.

- Further comprehensive shopping at Grand Arcade and Grafton Centre shopping malls along with busy daily market are also close by.

- There are also a number of excellent schools within close proximity to the property.

- Extensive cultural, sports and recreational amenities in Cambridge.

About this property

St Barnabas Court is one of nineteen similarly styled modern townhouses, constructed in 2005 of buff brick elevations with double glazed windows beneath a slate roof. The property now extends to 1837.1 sq ft (170.7 sq m) following an extension to the rear of the ground floor with well planned, flexible living and bedroom accommodation laid out over three floors.

The sellers have maintained the property beautifully and the accommodation is immaculately presented throughout. The house is set back beyond a block paved driveway with a generous car

parking space, along with a double brick built store for bikes and further storage to the front.

The property is accessed via a wide reception hallway and has oak floors which extend throughout the ground floor. Along with the reception room to the front, there is a re-fitted cloakroom/utility room beyond along with ample coats/storage within the hallway. Of particular interest is the large open plan kitchen, dining and living space. The kitchen has been re-fitted with a comprehensive range of buttermilk cabinetry along with stylish Silestone Quartz work surfaces and a central island with breakfast bar at one end, along with space for American style fridge freezer and a stainless steel three oven cooking range which will remain.

The extension which was carried out during 2017 comprises a new family room, with gently sloping vaulted ceilings and two large Velux skylights along with being fully glazed to the rear including wide glazed doors on parliament hinges, as a result this superb living/dining space attracts a great deal of natural light. Within the living space, there is a feature AGA wood-burning stove.

On the first floor, oak flooring continues throughout the three bedrooms, one to the front of the property is currently being used as a formal reception room with a home office which extends the full width of the house with a



'Juliet' balcony. The main bedroom situated to the rear has a re-fitted en suite shower room with Duravit and Hans Grohe high quality sanitary ware. The second floor has two double bedrooms and a re-fitted family bathroom.

The low maintenance rear garden is enclosed with colourful planting, the garden is pebbled and provides ample space for entertaining and informal eating out. There is a locked gate leading to a passageway for rear pedestrian access.

Tenure

Freehold

Local Authority

Cambridge City Council Council
Tax Band G

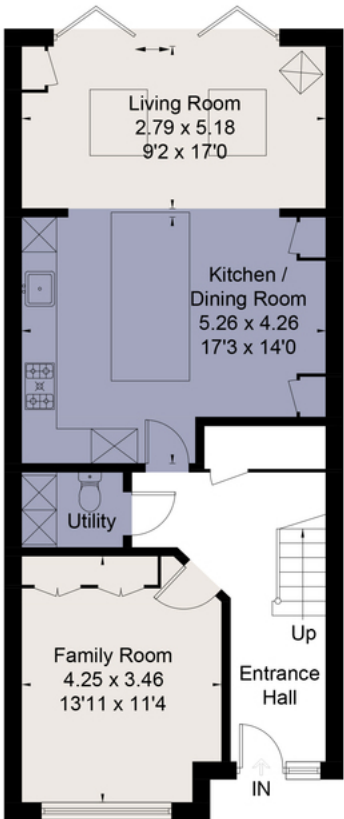
Viewing

Strictly by appointment with
Savills

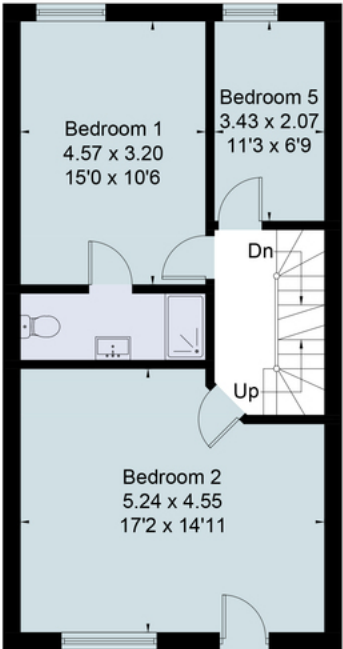




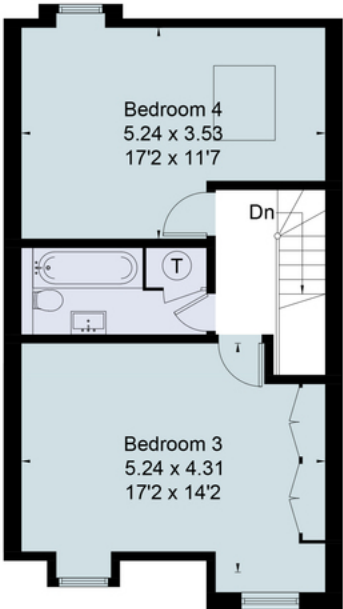
Approximate Floor Area = 170.7 sq m / 1837 sq ft



Ground Floor

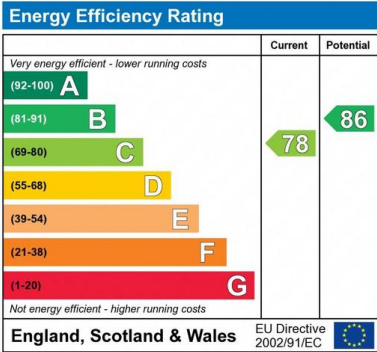


First Floor



Second Floor

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