



A modern three storey townhouse in a quiet location

19 St Barnabas Court Cambridge CB1 2BZ

Freehold





Conveniently situated for Cambridge rail station • Quiet no through road • Off street parking • Five bedrooms • Beautifully presented accommodation over three floors • Private and peaceful rear garden

About this property

Location

- 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 approximately 48 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, delicatessens and cafes.

- Further comprehensive shopping at Grand Arcade and Grafton Centre shopping malls along with a busy daily market with a vast array of different stalls are also close by.

- There are also a number of well-regarded schools, both state and private, within close proximity to the property.

- There is a wide range of cultural, sports and recreational amenities in Cambridge including the Kelsey Kerridge Sports centre.

Description

19 St Barnabas Court is one of 19 similarly styled modern townhouses, constructed in 2005 of buff brick elevations with double glazed windows beneath a slate roof. The property which was extended on the ground floor by the current owners to create a wonderful kitchen breakfast room now extends to

approximately 1908 sq ft. There is well planned, flexible living and bedroom accommodation laid out over three floors.

The property is well maintained and presented throughout and is set back beyond a block paved driveway with a generous car parking space, along with a double brick built store for bikes and bins storage to the front.

The property is accessed via a wide reception hallway and has high quality Amtico Signature flooring which extends throughout the ground floor. Along with the reception room to the front, which is presently being used as a dining room by the current owners there is a re-fitted cloakroom/utility room beyond along with ample storage within the hallway and under the stairs. Of particular interest is the large open plan kitchen, dining and living space. The kitchen is fitted with a comprehensive range of modern shaker style cabinetry along with quartz work surfaces. There is a wide range of fitted Miele appliances including two fridges, a freezer, a four ring induction hob, extractor, two ovens, one of which is a steam/combi oven, food warming drawer and a dishwasher.

The extension which was carried out during 2017 comprises a new sitting area, with gently sloping vaulted ceilings and two large Velux skylights along with being fully glazed to the rear including wide glazed doors which lead out



into the rear garden.

On the first floor, there are three bedrooms, one to the front of the property is currently being used as a formal reception room which extends the full width of the house with a 'Juliet' balcony. The main bedroom situated to the rear has an en suite shower room with high quality sanitary ware and plenty of built in storage. The second floor has two double bedrooms and a family bathroom.

The enclosed rear garden has been created with low maintenance in mind but is still a beautiful and tranquil space. Indian sandstone paving is enhanced by varied, attractive and colourful planting. There is ample space for entertaining and informal dining. The locked gate through the rose arch leads to the rear pedestrian access to the street.

Tenure

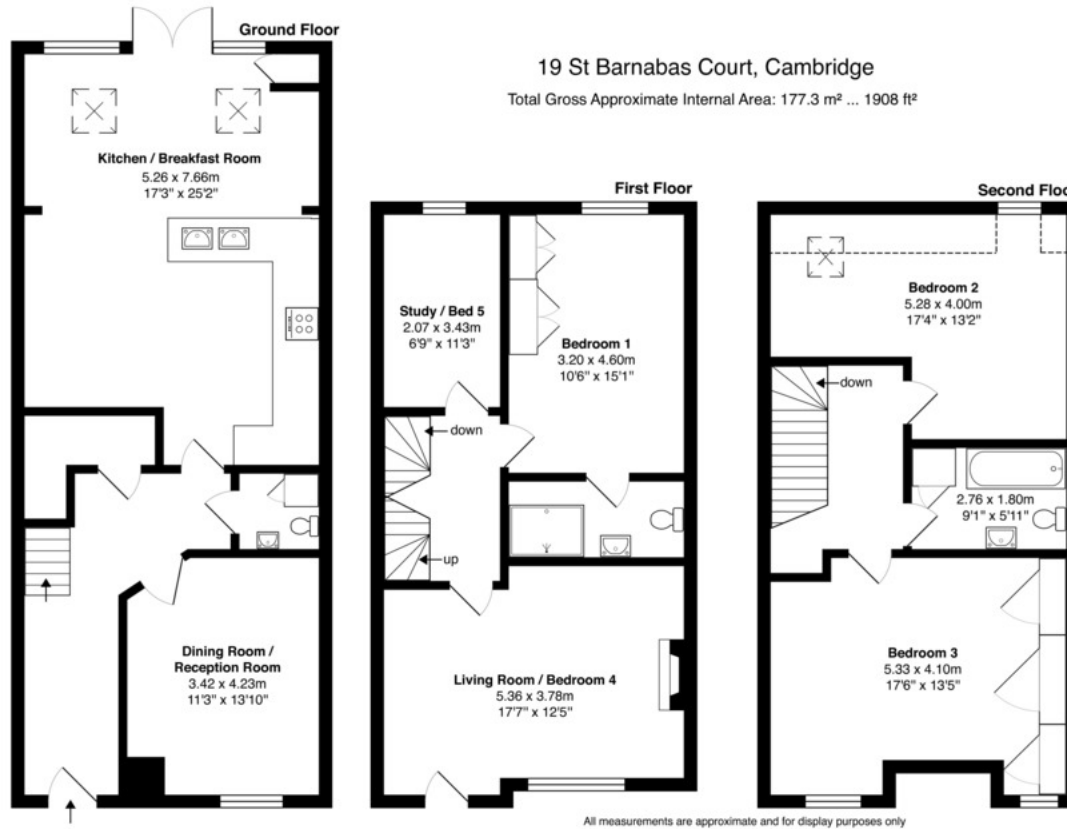
Freehold

Viewing

Strictly by appointment with Savills







19 St Barnabas Court, Cambridge
 Total Gross Approximate Internal Area: 177.3 m² ... 1908 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	85
(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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