



An exceptionally refurbished three storey townhouse

21b Emery Street, Cambridge CB1 2AX

Freehold

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Sought-after no through, popular City road • Completely refurbished in 2019 to exceptional standard • Four good sized bedrooms • Wonderful studio room with power and light • Gorgeous kitchen breakfast room

Local information

- Easy access to Mill Road and East Road which have an excellent range of everyday shopping facilities and diverse range of restaurants, popular 'local' pubs and bars.
- The road is located to the northern end of Mill Road towards Parker's Piece – a 25 acre grassed public space used for recreational, musical and cultural events and where the Cambridge University Football Club Laws were first used and later adopted by the F.A. in 1863.
- Within close proximity to Grand Arcade & Grafton Centre shopping malls and the city centre. Multi-screen cinema and restaurant complex also situated within the Grafton Centre.
- Cambridge railway station 0.7 of a mile with services to London from 48 minutes.
- Schools for all age groups in both the state and independent sectors are available in Cambridge including Parkside Community College and Sixth Form which is in the immediate vicinity; Sancton Wood, Stephen Perse, The Perse, St Mary's, St Faiths and Hills Road Sixth Form College.
- A wide variety of cultural and recreational amenities, including the Cambridge Colleges (some 31 in all) and a number of museums are all within the city.

About this property

21b Emery Street is an attractive mid-terrace town house which has been completely renovated by the current owners and benefits from a useful garden studio room which has a multitude of uses.

This three storey property is built of Cambridge white bricks beneath a slate tiled roof, has underfloor heating throughout the ground floor and can be seen in greater detail on the attached floor plan.

The house is approached behind a dwarf brick wall with a Victorian style black and white tiled path leading past a pretty front garden. The panelled front door opens into a gorgeous hallway with handmade panelling which leads through to a double reception room on the right and the kitchen breakfast room to the rear.

The reception room has a wonderful stone bay to the front which was built by a renowned local artisan builder and allows plenty of natural light to enter the room. This exceptional room is further enhanced with parquet flooring and an attractive fireplace with bespoke shelving and built in storage cupboards on either side of the chimney. At the far end of the room a reclaimed window allows not only further light but also further interaction between the two rooms. Exceptional arched windows above the entrance to the



reception make the most of the morning light.

The attention to detail continues into the kitchen at the rear of the property. There are a good array of bespoke kitchen units with polished concrete work surfaces and hand cut marble splash backs which matches the flooring. An amazing window seat is cleverly positioned to capture the afternoon sun.

Upstairs the quality and thoughtfulness of the owners continues. There are three good sized rooms on the first floor and a stunning bathroom with angled ceiling, walk in shower and high quality sanitary ware.

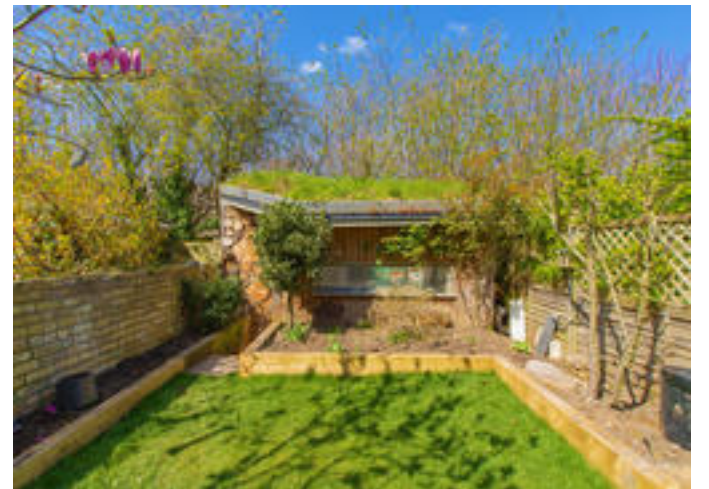
On the third floor there is surprisingly large bedroom with an en suite shower room and incredible views – particularly towards the city centre.

The garden has been laid to lawn with raised beds. At the rear is an incredible studio room with a green roof planted with meadow flowers a large storage area and access to the rear passageway. The studio has power and light and is insulated to ensure year round use.

Tenure
Freehold

Viewing
Strictly by appointment with
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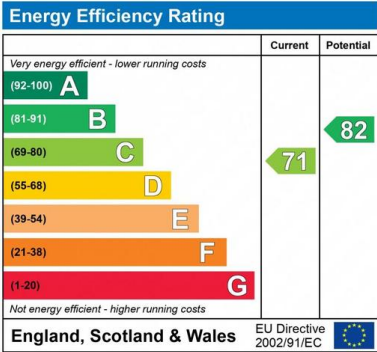




Approximate Area = 118.4 sq m / 1274 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)
For identification only. Not to scale.
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Ground Floor First Floor Second Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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