



FLOREY TERRACE
Cambridge

Carter Jonas

FLOREY TERRACE, CAMBRIDGE, CB3 1BB

- Cambridge University Primary School - approx. 0.1 miles
- Cambridge Science Park - approx. 4.3 miles
- Addenbrookes Hospital - approx. 5.7 miles

4 Bedroom end of terrace property • Popular location with easy access to M11 • Modern décor • EPC rating A

DESCRIPTION

Nestled within the highly regarded community of Eddington, this exquisite modern 4-bedroom end of terrace house epitomizes contemporary elegance and luxurious living. Situated in an extremely sought-after location, this beautifully presented residence offers a harmonious blend of style, comfort, and functionality.

Upon entering, you are greeted by a welcoming hallway adorned with convenient cupboard space and the staircase rising to the first floor. The heart of the home lies in the expansive open-plan kitchen, living and dining area, where culinary enthusiasts will delight in the array of integrated appliances including an oven, microwave, fridge freezer, dishwasher, and 4-ring ceramic hob. A ceiling extractor fan ensures a fresh atmosphere, while a wine cooler adds a touch of sophistication. Large windows frame picturesque views of the meticulously landscaped courtyard garden, infusing the space with natural light and serenity.

Adjacent to the kitchen, a utility room and separate downstairs toilet offers added convenience. Ascend to the first floor, where a gracious reception room awaits, featuring high ceilings and access doors to a private balcony, perfect for entertaining guests or simply enjoying the outdoors. Two bedrooms grace this level, one of which boasts its own balcony. A modern family bathroom completes this floor, offering comfort and convenience for residents and guests alike.

A BEAUTIFULLY PRESENTED, END OF TERRACE TOWNHOUSE SITUATED IN THE HIGHLY REGARDED ATHENA (KNIGHTS PARK) DEVELOPMENT ON THE WEST SIDE OF CAMBRIDGE.



Venture to the second floor, where two additional bedrooms await. The main bedroom serves as a serene retreat, complete with built-in wardrobes and an ensuite bathroom featuring a luxurious shower, providing the ultimate in relaxation and privacy.

Designed for modern living, this home is equipped with underfloor heating throughout powered by a heat exchange system, ensuring comfort throughout the seasons. Triple-glazed windows enhance energy efficiency and provide tranquility from the surrounding environment.

OUTSIDE

A garage/bike store located to the rear of the property offers convenient storage space, with access from the courtyard. With its prime location, contemporary design, and array of luxurious features, this exceptional property in Eddington, Cambridge, presents a rare opportunity to experience the epitome of refined living.

LOCATION

Eddington lies approximately 3.5 miles west of the city centre and has been designed for 21st century sustainable living. Local facilities include a Sainsbury's supermarket, shops, cafes, hotel, nursery, University of Cambridge Primary school, parks, and sports facilities. The development is conveniently placed for many of the College and University Departments, and it is also within proximity of King's College School and St John's College School in nearby Grange Road. The city centre provides extensive shopping and leisure facilities and can easily be accessed via car, bus, or bicycle. The city is not only world renowned for its academic achievements but also has become an important centre in the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Cambridge Science Park, ARM, Microsoft, AstraZeneca, and Addenbrooke's Hospital/ Biomedical Campus. London commuters are well served with a mainline railway station about 3.5 miles away and M11/A14 are within easy access.



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Approximate Gross Internal Area = 1967 sq ft / 182.7 sq m

Garage = 261 sq ft / 24.3 sq m

Total = 2228 sq ft / 207 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	98	98
(81-91)	B		
(69-80)	C		
(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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