



10 GREGORY PARK MEWS
Cambridge

Carter Jonas

10 GREGORY PARK MEWS, CAMBRIDGE, CB5 8LE

- Cambridge Business Park - approx. 1.5 miles
- Cambridge North Railway Station - approx. 1.3 miles
- City Centre - approx. 2.0 miles
- Cambridge Central Station - approx. 2.1 miles

3 Bedrooms • Detached eco family home • Off street & car port parking • Enclosed rear garden • No onward chain • EPC rating A

DESCRIPTION

A luxurious eco home finished to a high specification within this growing community benefiting from great open green spaces and woodland and local amenities including Marleigh Primary Academy.

A spacious hallway with built-in cupboard housing washing machine, further cloaks cupboard. Downstairs WC. A well designed and equipped kitchen dining room with AEG and Zanuzzi appliances, matt finished units. Access to the rear garden.

The high ceilings throughout provide a spacious feeling with the principal reception room to the front of the property.

The first floor offers three bedrooms, the principal bedroom has built-in wardrobes and en-suite facility housing a double shower cubicle. Two further double bedrooms and family bathroom.

OUTSIDE

There is a block paved driveway and carport with electric car charging point. Pedestrian gated access to the rear garden which is predominantly laid to lawn, patio area and garden shed.

AN EXCEPTIONAL DETACHED ECO FAMILY HOME WITH SOLAR PANELS IN A NEW COMMUNITY SITUATED EAST OF THE CITY OF CAMBRIDGE.



LOCATION

Gregory Park Mews is located to the East side of the City and accessed from Newmarket Road. A14 close by linking with M11 road networks. Easy access to Addenbrookes Hospital.

ADDITIONAL INFORMATION

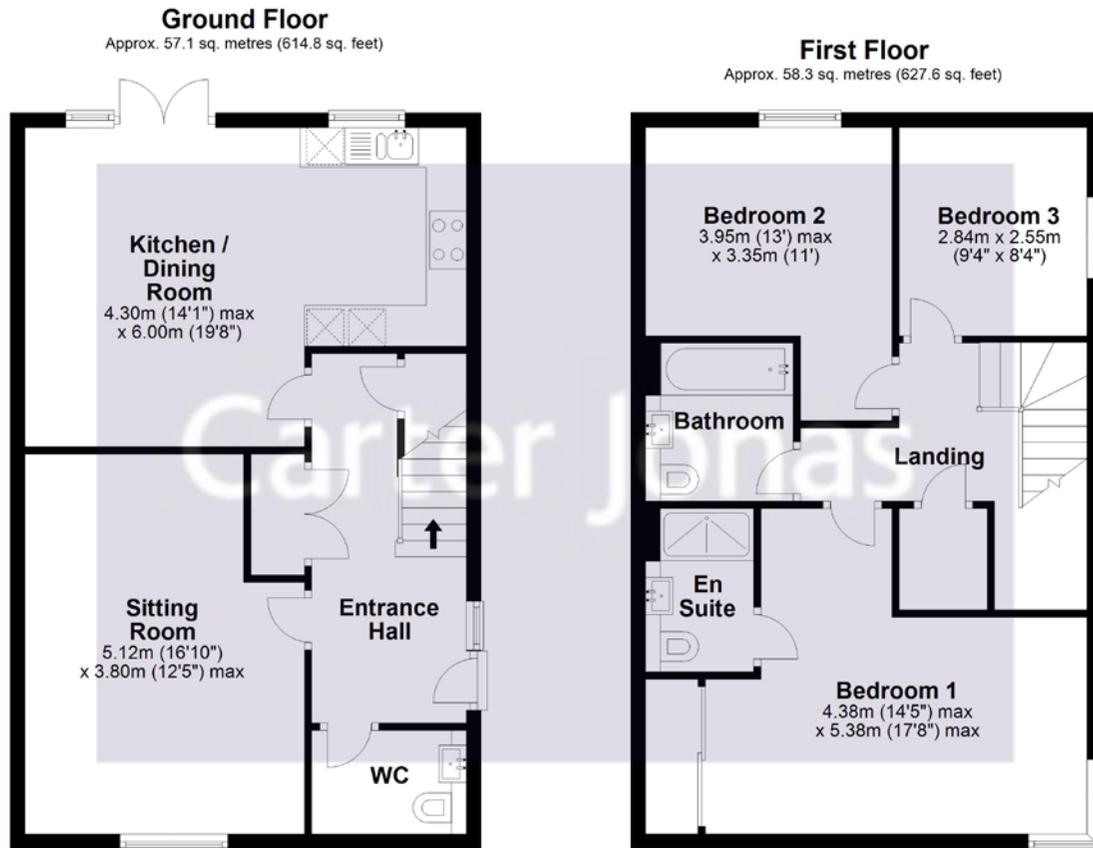
Tenure: Freehold

Services: All mains connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
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Total area: approx. 115.4 sq. metres (1242.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	97	100
(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	

Cambridge South

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