





## HOPKINS CLOSE, CAMBRIDGE, CB4 1FD

- Cambridge City Centre - approx. 2 miles
- Cambridge North Railway Station - approx. 1 mile
- The Grove Primary School - approx. 0.7 miles
- Cambridge North Academy - approx. 0.8 miles

Convenient location • Detached property •  
Contemporary living • Generous garden • Good local  
amenities • EPC rating D

### DESCRIPTION

This inviting 3-bedroom detached home on Hopkins Close offers a blend of modern living and convenience, ideally situated just off Milton Road with easy access to central Cambridge and the A14.

The property features a driveway with plenty of space for off-road parking and an attached single garage, ideal for one car or ample room for extra storage.

Inside, the ground floor includes an open-plan kitchen and dining area equipped with built-in appliances. The spacious family/dining room seamlessly flows into a bright main living area, which boasts skylights, a log burner, and bi-folding doors leading to the rear garden, perfect for enjoying both indoor and outdoor living.

Upstairs, you will find three generous double bedrooms. The master bedroom includes an en-suite bathroom with a low-level WC, wash basin, and shower. The family bathroom is also well-appointed with a low-level WC, wash basin, and a bathtub.

## DETACHED 3 BEDROOM PROPERTY, SITUATED IN A CONVENIENT CITY LOCATION AND IDEAL FOR FAMILY LIVING.





## OUTSIDE

The garden is primarily laid to lawn with a patio area ideal for outdoor seating and entertaining. This home combines comfort, functionality, and a desirable location, making it a wonderful choice for modern family living.

## LOCATION

Hopkins Close is situated only two miles from the city centre with excellent bus and bicycle routes. It is also easily accessible for the Science and Business Parks on the northern fringes, along with the railway station at Cambridge North, perfect for the London commuter. It is only a short drive to the A14 providing superb links to the M11 and A14. There are good local amenities in the area along with a superstore in nearby Milton. There are also nearby primary and secondary schools and therefore suitable for a family with children of any age.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains' services provided

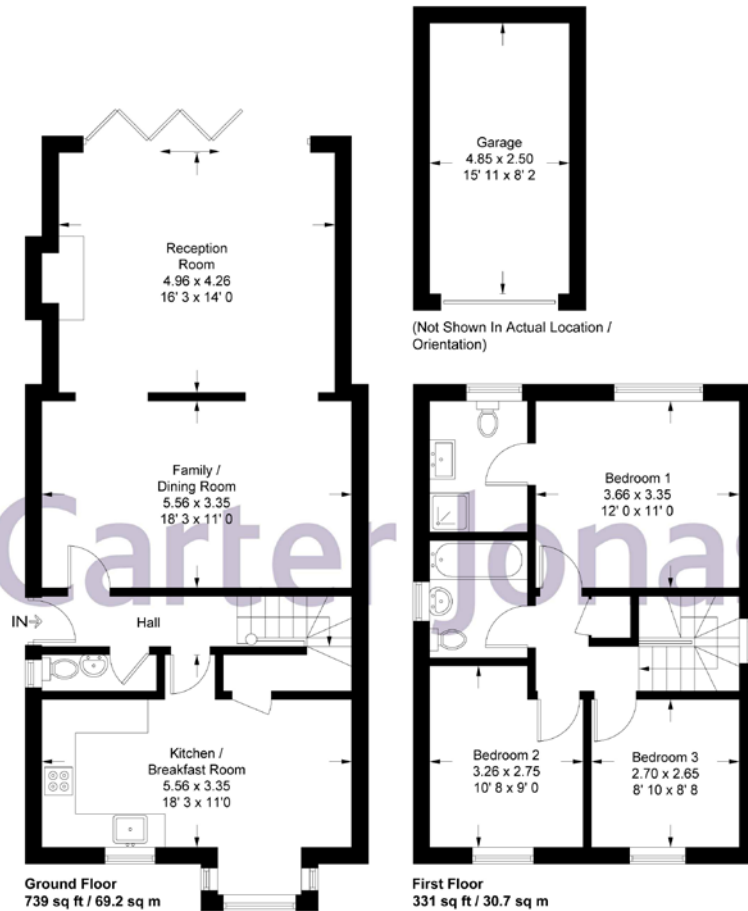
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents,  
Carter Jonas 01223 403330



## Hopkins Close

Approximate Gross Internal Area = 1070 sq ft / 99.9 sq m  
Garage = 130 sq ft / 12.1 sq m  
Total = 1200 sq ft / 112 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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