



2 MIDDLETON CLOSE
Cambridge

Carter Jonas

2 MIDDLETON CLOSE, CAMBRIDGE, CB4 1DG

- Cambridge North Rail Station - approx. 0.9 miles
- Cambridge Rail Station - approx. 2.1 miles
- Waterbeach Rail Station - approx. 3.6 miles
- Shelford (Cambs) Rail Station - approx. 5.3 miles

Chain free • Kitchen/dining room • Living room •
4 Bedrooms • 2 En-suite shower rooms & family
bathroom • Front & rear gardens • Garage & driveway
parking • EPC rating B

DESCRIPTION

Presenting an exquisitely designed four-bedroom semi-detached residence nestled within a charming, private enclave situated just off Milton Road, offering quick access to the Science Park and the heart of the City Centre.

Upon entry, you are greeted by an inviting entrance hall featuring convenient understairs storage. The graphite grey fully integrated kitchen, adorned with Siemens appliances and a breakfast area, sets a modern tone. The spacious lounge is accessed through double doors from the hallway, offering abundant living space, enhanced by skylights and bi-folding doors that invite natural light. A downstairs cloakroom and storage space beneath the stairwell add to the functional appeal.

The first floor showcases a guest bedroom complete with built-in wardrobes and an en-suite shower room, along with two additional generous double bedrooms and a stylish family bathroom.

Ascending to the second floor, you will discover the principal bedroom, which boasts an en-suite shower room, wardrobes, and supplementary storage cupboards.

Underfloor heating warms the ground floor, while radiators ensure comfort on the first and second floors. Gas central heating further contributes to a cozy atmosphere.

AN EXCEPTIONAL THREE STOREY SEMI-DETACHED TOWNHOUSE, WITH STUNNING KITCHEN/DINING ROOM AS WELL AS DRIVEWAY, GARAGE, ENCLOSED REAR GARDENS, FORMING PART OF A MODERN PRIVATE CUL-DE-SAC OFF MILTON ROAD SO CONVENIENTLY PLACED FOR A GOOD RANGE OF LOCAL AMENITIES.



OUTSIDE

The garden, predominantly laid to lawn, includes a welcoming patio area. For parking convenience, there is a garage with an up-and-over door and ample space for two vehicles on the driveway.

LOCATION

Middleton Close is a modern private cul-de-sac located off Milton Road conveniently situated on the north side of the city lying about 1.5 miles from the historic centre and about 1.25 miles south of both Cambridge Science Park, Cambridge North Railway station and access onto the A14. Local shopping facilities are available at the Arbury Road/ Milton Road junction with primary schooling at Milton Road and secondary schooling at Chesterton Community College. The river, Midsummer Common, City centre and many of the other facilities offered by the university can be approached on foot or by bicycle.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

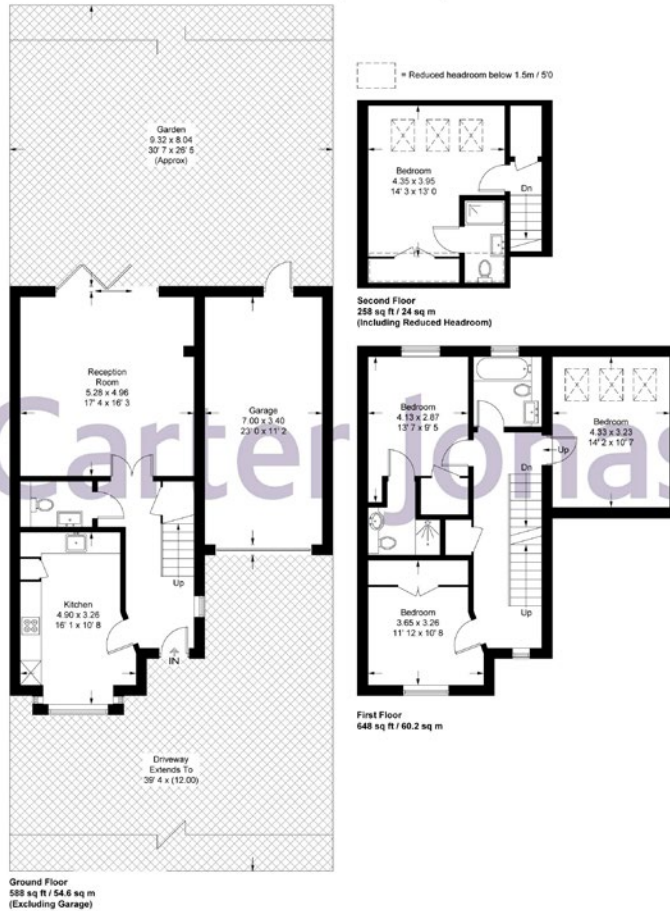
Local Authority: Cambridge City Council

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



Middleton Close

Approximate Gross Internal Area = 1462 sq ft / 135.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 32 sq ft / 3 sq m
Garage = 255 sq ft / 23.7 sq m
Total = 1749 sq ft / 162.5 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		
(92-100) A		93
(81-91) B	85	
(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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