Bush & Co.



9 Braybrooke Place, Cherry Hinton, Cambridge

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Guide Price £695,000 Freehold

About the Property

Braybrooke Place is small development of select homes, built around 2004 and located in an established part of Cherry Hinton, off Church End. There are plentiful amenities nearby including a David Lloyd leisure club as well as shops and larger supermarkets. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages in the area and transport links are well catered for with regular bus services and convenient access to the A14.

The property is a detached house with significantly proportioned accommodation, arranged over three floors with five double bedrooms and three bathrooms. There is an established garden in addition to a detached garage and driveway parking.

The entrance door leads to a hallway with stairs to the first floor and doors to all ground floor rooms. There is a cloakroom with two piece suite and tilled walls and flooring.
The well proportioned living room has an open fireplace with stone surround and double French doors which open invitingly to the garden. The separate dining room features two windows, allowing plenty of natural light.
The kitchen/breakfast room, with bay window overlooking the garden, comprises a comprehensive range of wall and base units and work surfaces with integrated electric double ovens, gas hob with extractor over, two refrigerators and a freezer. There is a separate utility room, with access door to the garden, including a sink unit, plumbing for washing machine and wall mounted gas fired boiler. A larder cupboard sits under the stairs.

The first floor landing has an airing cupboard with Megaflo hot water cylinder, and stairs rise to the second floor.
The principal bedroom is beautifully proportioned, spacious and light, with two windows and a bank of fitted wardrobes, in addition to a three piece ensuite shower room. Bedroom two is a double room with wall to wall wardrobes and another three piece ensuite shower room. Bedroom five is located at the front with twin windows.

The second floor landing has a rooflight allowing natural light.
There are two equally spacious dual aspect double bedrooms on this level in addition to a modern three piece bathroom which is fully tiled.

Outside - The rear garden, which wraps around to the side, is mainly laid to lawn with planting borders, a timber shed and outside lighting and tap.
There is a detached brick built garage with up and over door and side courtesy door to the garden. Power and lighting is connected and there is a tool shed to the side.
Driveway parking in front of the garage is provided.

Property Highlights

- Substantial Three Storey Detached Home
- Small Select Development
- Five Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Established Garden
- Garage & Driveway
- Accessible Location
- Short Complete Chain

Further Information

Tenure - Freehold
Council Tax - Band G
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment







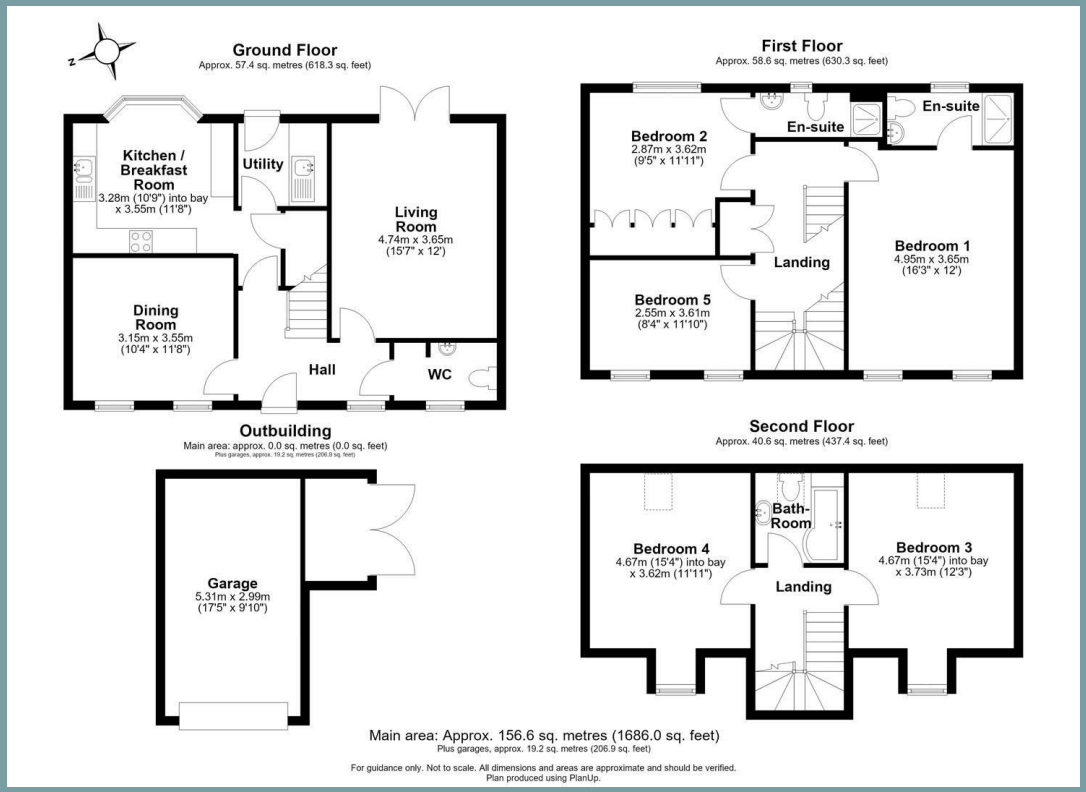






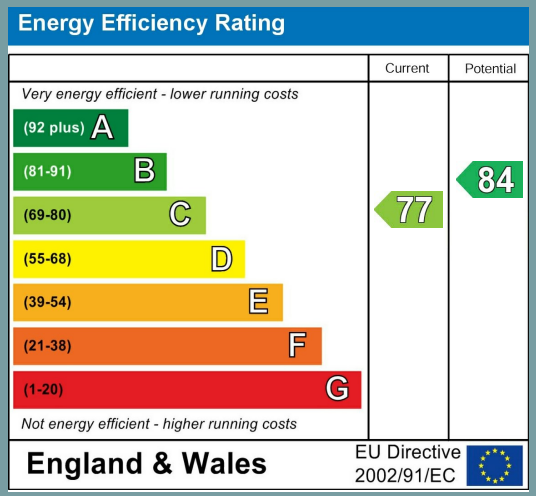
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