



Cook Close, Cambridge, CB4 1PH
£725,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A spacious, three-bedroom, detached bungalow that is set back within a peaceful and private cul-de-sac whilst still being situated close to local amenities, under 1 mile to the Cambridge North Station and a short walk to the River Cam that offers plenty of green spaces such as Midsummer Common. This beautiful home is tucked away on a private plot with a driveway that provides suitable parking for multiple cars, as well as a large double garage, and low maintenance but enclosed wrap-around garden. The internal accommodation comprises three bedrooms with the master having an en-suite, a separate sunroom to be enjoyed on summer days, the family bathroom and, what is the main hub of the home, the open plan living room diner that opens nicely into the kitchen. This fantastic space oozes natural light throughout and provides the perfect space to enjoy as a collective.



KEY FEATURES

- Three Bedrooms
- Naturally Light Throughout
- Detached Bungalow
- Large Double Garage
- Under 1 Mile to Cambridge North Station
- No Onward Chain
- Parking For Multiple Cars
- Private Cul-De-Sac Location





LOCATION

Cambridge is a beautiful university city in East Anglia and the county town of Cambridgeshire, which is approximately 50 miles north of London, which can be accessed by train in just under one hour. In addition, there are excellent road links to the M11, A14 and A1.

Cambridge is well known for being the main centre of the Silicon Fen and many major companies are located here such as Astra Zeneca, Vindis and Google. Cambridge University and Addenbrooke's Hospital are two world-renowned attractions of this beautiful city.

Cambridge has something for everyone with a diverse range of restaurants, shops, businesses and services from the small independent local companies on Mill Road to the global brand names in the Grand Arcade. Other landmarks and attractions include the Fitzwilliam Museum, Kings Chapel and the stunning Botanical Gardens. Cambridge is also home to some of the best schools in the country, both independent and public.



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ADDITIONAL INFORMATION

Local Authority
 Cambridge City

Council Tax Band
 Tax Band F

Services
 Gas Central heating

Transport Links
 Bus and Train

Energy Rating
 Energy Efficiency Rating D

Tenure & Possession
 Freehold

Vendors Position
 No Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.