



Albert Road, Stow-cum-Quy
CB25 9AH

Pocock + Shaw

10 Albert Road
Stow-cum-Quy
Cambridge
Cambridgeshire
CB25 9AH

A substantial 4 bedroom detached family house enjoying an excellent location adjacent to the recreation ground, in this popular village just north east of the city.

- Extended 4 bedroom family residence
- Quiet and central village location
- Same ownership for 40 years
- Scope for further enlargement/ re-modelling
- Many appealing features
- Versatile accommodation
- Double and single garage
- Delightfully sunny south facing rear garden
- No upward chain

Guide Price £695,000



Stow-cum-Quy lies just to the north-east of Cambridge, close to junction 35, off the A14 and within easy driving distance of Cambridge city centre (5 miles), the Science Park, Newmarket, the A11 and the M11. The property is also within easy reach of Addenbrookes Biocampus/ Hospital and Cambridge North Railway Station.

Amenities in the village include a convenience store, church, pubs and the award-winning Quy Mill Hotel and Spa, with its restaurant, gym and swimming pool. In addition to the excellent independent schools within the city of Cambridge, the village is in the catchment area for Bottisham Village College, rated 'Outstanding' by Ofsted at its most recent inspection and has a school bus taking children to Bottisham Primary School, rated 'Good' by Ofsted.

Stow-cum-Quy is also well connected to the surrounding countryside and villages by a range of cycle paths, as well as being close to the National Trust's Anglesey Abbey Gardens and Lode Mill.

Ground Floor Front door to:

Porch with windows to sides, coat hooks, recessed ceiling spotlights, laminate wood flooring, part glazed door to:

Reception hallway with feature branched oak staircase to first floor, radiator, laminate wood flooring, glazed bi-fold doors to sitting room and glazed door to:

Kitchen/ Breakfast Room 17'5" x 8'6" (5.31 m x 2.60 m) with window to front, comprehensive range of fitted units with roll top work surfaces, tiled splashbacks and under unit lighting, breakfast bar, space for cooker and fridge/freezer, integrated dishwasher, one and a half bowl sink unit and drainer, recessed ceiling spotlights, radiator, built in cupboard with coat hooks, ceramic tiled flooring, glazed doors to dining room (see later) and door to Utility Room.

The kitchen could be substantially extended by knocking through into the single garage - subject to any necessary consents.

Utility room with roll top work surface with cupboard unit, space for washing machine and space and venting for dryer below, fitted units to wall over, coat hooks, ceramic tiled flooring, doors to:

Cloakroom with window to side, WC, part tiled walls, wash handbasin with tiled wall and mirror fronted cabinet over, chrome heated towel rail, ceramic tiled flooring.

Office 9'10" x 5'3" (3.00 m x 1.59 m) with window to rear and window to side.

Dining room 12'11" x 9'11" (3.94 m x 3.01 m) with double glazed sliding patio doors to garden/ sun room (see later), window to rear with fitted blind and views to garden, radiator.

Sitting room 17'6" x 12'6" (5.34 m x 3.82 m) with window to front, part vaulted ceiling area with two velux windows giving a sense of space and light to the room. Feature corner with open galleried balustrading of staircase (half landing) and useful work station/nook below. Recessed spotlights to vaulted ceiling area, two radiators, fireplace with marble inset and hearth.

Sun/ Garden Room 17'11" x 9'4" (5.46 m x 2.84 m) a bright room with patio doors and large windows to rear garden. The two velux windows to the vaulted ceiling add to the light and airy feel, recessed ceiling spotlights, ceramic tiled flooring, glazed door (behind curtain screen) to double garage (see later).

First Floor Feature galleried half landing with staircase splitting to two landing areas.

Landing area with window to side, radiator, stairs to half landing, door to:

Bedroom 1 12'6" x 10'5" (3.82 m x 3.17 m) with large window to rear with fitted blind and views to garden, ceiling mounted spotlight unit, radiator, built in bedroom furniture to three walls including wardrobes and drawer units, folding door to:



En suite shower room with window to side, fully tiled and enclosed shower cubicle with glass sliding door and Triton power shower, WC with concealed cistern and recessed shelf over, vanity wash handbasin, shaver point, chrome heated towel rail, extractor fan, ceramic tiled flooring.

Bedroom 2 17'6" x 8'10" (5.34 m x 2.70 m) with window to front, loft access hatch, radiator, built in wardrobe cupboard, door to:

Bedroom 4 11'9" x 8'6" (3.59 m x 2.60 m) with window to front, radiator, built in wardrobe with open shelving to part of one wall, wall mounted light point, door to landing.

Second landing area with recessed ceiling spotlights, built in airing cupboard, doors to:

Bedroom 3 11'9" x 10'4" (3.59 m x 3.15 m) with window to front and window to side, radiator, loft access hatch.

Bathroom with window to front, panelled bath with 3/4 tiled surround, Mira chrome shower unit and folding shower screen over, wash handbasin, part tiled walls, wc, radiator, ceramic tiled flooring.

Outside The property sits back from the road with a generous brick paviour driveway providing parking for 4-6 vehicles. Attractively planted flower and shrub borders, outside tap and lighting, side access path and gate.

Double garage 28'3" x 15'8" (8.60 m x 4.77 m) Electronically operated aluminium up and over door to front, eave storage, power and lighting, inspection pit, workshop area.

Single garage 9'8" x 15'9" (2.95 m x 4.81 m) Up and over aluminium door to front. Oil central heating boiler (installed in 2021).

Rear garden The 14m x 13m (approx) southerly facing rear garden offers much privacy, enclosed by new fencing (installed in 2021) and is another particular feature of the property. A timber decked and granite stone paved area (with child friendly pond) leads onto a

shaped lawn with attractively planted mature flower and shrub borders. Timber summerhouse/ shed 3.0m x 3.0m with extended eaves to front, windows to two sides, power and lighting. Oil tank.

Services All mains services.

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





10 Albert Road, Stow-cum-Quy, Cambridge CB25 9AH



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 73 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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