

17B, HILLS AVENUE

Cambridge, CB1



CONTEMPORARY SINGLE STOREY LIVING IN SOUTH CAMBRIDGE

A beautifully appointed detached bungalow occupying a peaceful and private setting off Hills Avenue. Finished to an exceptional specification and offering over 2,100 sq ft of stylish accommodation.

			EPC
4	3	2	B

Local Authority: Cambridge City Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity, gas and drainage



THE PROPERTY

A rare opportunity to acquire one of the few contemporary single-storey homes in the highly sought-after Hills Road area, conveniently placed for the Cambridge Biomedical Campus, The Perse School, and both Hills Road and Long Road Sixth Form Colleges. Built five years ago by a respected local developer for their own occupation, it offers exceptional quality and attention to detail throughout.

Extending to approximately 2,146 sq ft, the accommodation has been thoughtfully designed, combining Porcelanosa-inspired finishes with elegant interiors by award-winning local designer Sara Slade. At the heart of the home is an impressive open-plan kitchen/reception room featuring a sleek Italian kitchen with bespoke cabinetry, a central island and integrated appliances, complemented by underfloor heating beneath porcelain tiled flooring.





LUXURY LATERAL LIVING

The generous sitting room is filled with natural light from roof lanterns and enjoys views across the courtyard garden. Bespoke media shelving and pocket doors create a versatile and contemporary living space.

The bedroom wing comprises four double bedrooms, two with en suite facilities, and a luxurious family bathroom. The principal bedroom features a dressing area, en suite shower room and double doors opening onto the garden.

Further benefits include a separate utility room, Velfac double glazing, excellent levels of insulation and the remainder of a 10-year structural warranty, creating a highly efficient and economical home.

*Some driveway images have been enhanced using AI-assisted editing, including the removal of a vehicle and minor landscaping adjustments, and are for illustrative purposes only.





OUTSIDE AND SITUATION

The property is approached via a long private driveway leading to electrically operated entrance gates. Beyond is a generous parking area for several vehicles, together with a garage and carport. Landscaped gardens and a sheltered courtyard complement the contemporary architecture, providing private, low-maintenance outdoor spaces for entertaining and everyday enjoyment, with direct access to the rear garden from the principal bedroom suite.

Hills Avenue is a highly regarded residential address situated just off Hills Road, one of Cambridge's most desirable and well-connected city locations. The property enjoys a tucked-away setting whilst remaining within easy reach of Cambridge city centre, Cambridge Railway Station and the internationally renowned Biomedical Campus and Addenbrooke's Hospital.



17B Hills Avenue

Approximate Gross Internal Area = 199.4 sq m / 2,146 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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