



STICKFAST PLACE
Cambridge, CB3 1AZ

Carter Jonas

3 STICKFAST PLACE, CAMBRIDGE, CB3 1AZ

- Approx 5 miles from Addenbrookes Biomedical
- Approx 2 miles from the historic Market Square
- Approx 3 miles from Cambridge railway station
- Approx 3 miles from Cambridge Science Park

Contemporary 3-bedroom terrace home • Open-plan kitchen/dining/living area with terrace and full-height windows • Principal bedroom with en suite, walk-in wardrobe and private terrace • Two additional spacious bedrooms, one with en suite • One with access to family bathroom • Private courtyard garden • Integral garage

EPC rating A

DESCRIPTION

Situated within the Eddington development, 3 Stickfast Place offers the ideal blend of light filled accommodation, spacious interiors, and city convenience. This stylish end-of-terrace home spans three floors, providing flexible living for modern living.

On the ground floor, a welcoming entrance hall leads through to an integrated garage and a private courtyard garden.

The first floor hosts three well-proportioned bedrooms, including a luxurious principal suite with en suite bathroom, walk-in wardrobe, and access to a private terrace. Bedroom two also features an en suite, while bedroom three enjoys use of a separate family bathroom, offering practical versatility for families or guests.

The entire top floor is dedicated to a spectacular open-plan kitchen/dining/living space. Full-height glazing floods the space with natural light and opens onto a generous terrace, ideal for entertaining.

A CONTEMPORARY THREE-BEDROOM TERRACE HOME WITH ACCESS TO CAMBRIDGE CITY CENTRE, THE CAMBRIDGE RAILWAY STATION AND ADDENBROOKES BIOMEDICAL CAMPUS.



LOCATION

Eddington is a modern, purpose-built district located to the northwest of Cambridge city centre.

The development offers a range of useful amenities including a large supermarket, a GP surgery, pharmacy, and the Storey's Field Centre, a multipurpose venue for community events and activities. There is also a well-regarded primary school and good access to local nurseries and secondary schools, both private and state.

Eddington benefits from excellent transport links, with direct cycle routes to the city centre, easy access to the A14 and M11, and nearby connections to both Cambridge and Cambridge North railway stations.

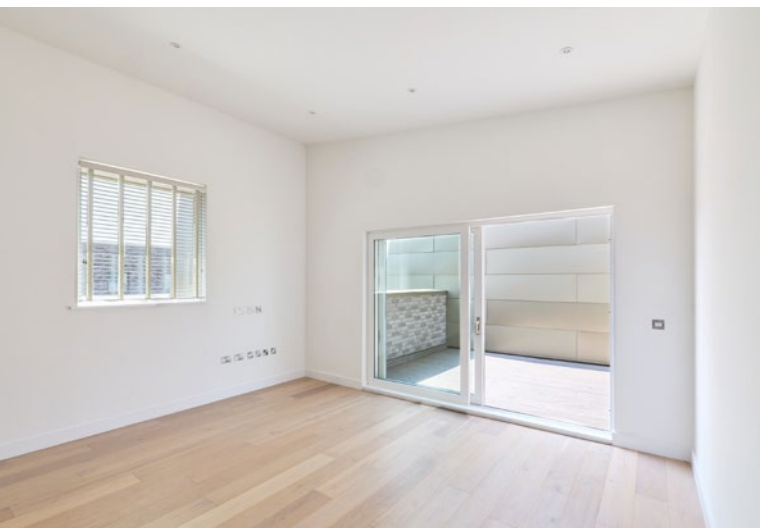
Green spaces, play areas, and walking routes are integrated throughout the development, offering a practical and well-connected environment for families, professionals, and commuters alike.

ADDITIONAL INFORMATION

TENURE: FREEHOLD

SERVICES: MAINS GAS, ELECTRICITY AND WATER CONNECTED

LOCAL AUTHORITY: SOUTH CAMBRIDGE CITY COUNCIL





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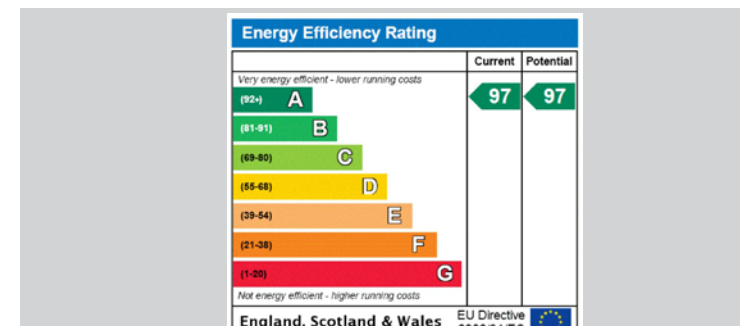
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