



62 Topper Street, Marmalade Lane,
Cambridge, CB4 2WL

Guide price £600,000



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- EPC rating B
- Air source, MHRV, triple glazing
- 4 bedroom townhouse
- Marmalade Lane co-housing development

A beautifully finished townhouse of nearly 1300 sq. ft. enjoying a prominent position with a private garden and forming part of the Marmalade Lane development, yet only about a mile from the Science Park.

This family home has well-designed living space which includes, on the ground floor, a hallway with wood flooring and a cloakroom and WC. The open-plan kitchen and living room are L-shaped. The kitchen area is well-fitted with white units and composite stone worktops, there is an induction hob, double oven and extractor as well as a fridge-freezer and dishwasher. The living area has a dual aspect and a good size understairs storage cupboard. Twin double doors provide views and access to the private garden which is walled and has a decked seating area.

On the first floor, there are three bedrooms, two are doubles and have dual aspects. The family bathroom has a shower over the bath, vanity basin, WC and towel rail.

On the second floor, there is a small





landing area with an airing cupboard. The bedroom is a good size and has ample fitted cupboards and a well-appointed en-suite shower room.

The house has been built to a high and extremely efficient specification with a mechanical heat ventilation recovery system and triple glazing contributing to a high EPC rating of B. There is an air source heat pump supplying the central heating (underfloor heating on the ground floor) and hot water system.

The defining feature of Marmalade Lane is its cohousing ethos. Cohousing is a way of life in which residents not only get to know their neighbours and enjoy a real sense of community but jointly manage the living environment together. As well as their own private home, each household benefits from the extensive shared spaces and facilities. This includes communal gardens and allotments, a well-equipped gym, a library, a community room and kitchen, guest rooms, a workshop, a kids' playroom and more.

What3words: ///takes.incomes.plots



Floor Plan



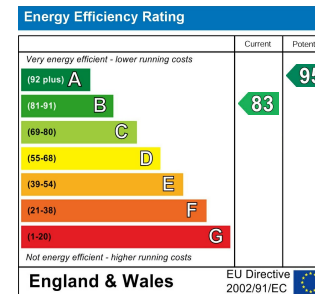
Total area: approx. 119.0 sq. metres (1281.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold. There is an annual service charge to the cohousing company, currently this is £629 p.a.

Council tax band: D

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