



Radcliffe & Rust
Residential sales & lettings

3 Icen Walk, Northstowe CB24 1BX
Guide Price £295,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this beautifully presented two-bedroom mid-terrace property, ideally located within the thriving new town of Northstowe, CB24. Designed as a modern, sustainable community, Northstowe has quickly become one of the area's most sought-after locations, combining a contemporary village feel with exceptional transport links and amenities. Residents benefit from extensive open green spaces, walking and cycling routes, and a growing selection of local facilities including The Pathfinder CofE Primary School, Northstowe Secondary College, and a variety of play areas and community hubs. Northstowe is well connected to Cambridge and beyond, with easy access to the guided busway, A14, M11, and A10, while Cambridge North train station is just a short drive away. The development also continues to grow with the addition of cafes, shops, and leisure spaces that bring a real sense of community and convenience to daily life.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this beautifully presented two bedroom terraced home, located in the sought-after and growing community of Northstowe. Offering stylish and well-balanced accommodation across two floors, this modern home benefits from a spacious open plan living area, two generous double bedrooms and contemporary fixtures and fittings throughout, making it an ideal purchase for first-time buyers, professionals or investors alike.

The property is approached via a landscaped pedestrian pathway, creating an attractive first impression as you arrive. Set back from passing traffic, the property enjoys a particularly peaceful and private position, offering a welcome sense of tranquillity from the moment you arrive. Upon entering, you are welcomed into a bright entrance hall with attractive wood effect flooring that continues throughout the ground floor. The hallway immediately sets the tone for the accommodation and benefits from a useful built-in storage cupboard, while providing access to the cloakroom, staircase to the first floor and the impressive open plan living space beyond.

The cloakroom is fitted with a modern white suite comprising a W.C. and hand wash basin, with a frosted window allowing natural light while maintaining privacy.

Without doubt, the standout feature of the ground floor is the superb open plan kitchen, living and dining room. Spanning the full depth of the property, this bright and sociable space has been thoughtfully designed to suit modern living, with clearly defined areas for cooking, dining and relaxing.

The kitchen is positioned towards the front of the property and is fitted with a comprehensive range of high gloss wall and base units, complemented by contrasting work surfaces and an attractive patterned tiled splashback. Integrated appliances include an electric oven and gas hob with a stainless steel extractor hood above, while there is space for a freestanding fridge freezer. The breakfast bar creates a natural divide between the kitchen and living space, providing additional seating and valuable workspace.

Moving through to the living and dining area, there is ample room for both a dining table and comfortable lounge furniture. Large windows and a glazed door overlooking the rear garden allow plenty of natural light to flood the room, creating a bright and welcoming atmosphere throughout the day. A useful under stairs storage cupboard provides valuable everyday storage.

The first floor offers two generously proportioned double bedrooms and a contemporary family bathroom.

The principal bedroom is a particularly impressive room, spanning the full width of the property. Finished in calming tones, it offers ample space for a king size bed alongside a range of bedroom furniture, making it a comfortable and relaxing retreat.

Bedroom two is another well-proportioned double room overlooking the front of the property. Currently arranged as a nursery, it would equally make an ideal guest bedroom, child's bedroom or home office depending on a buyer's requirements.

Completing the accommodation is the modern family bathroom, fitted with a white three-piece suite comprising a panelled bath with shower and glazed screen over, hand wash basin and W.C. Contemporary full-height tiling around the bath creates a clean and stylish finish.

Externally, the rear garden has been designed to offer a low maintenance outdoor space. A paved patio adjoins the rear of the property, providing the perfect spot for outdoor seating and entertaining, while the remainder is laid to lawn with a pathway leading to the rear access gate. Enclosed by timber fencing, the garden offers a good degree of privacy and a safe environment for both children and pets.

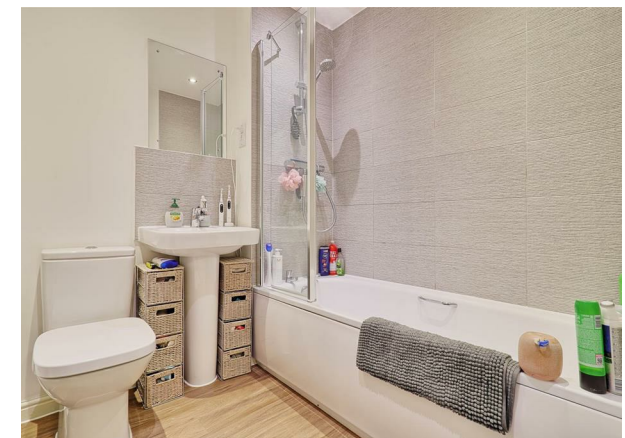
Beyond the rear gate is the property's covered car port, providing one allocated off-road parking space, together with a second allocated parking space, making day-to-day parking both convenient and secure.

Northstowe is one of Cambridgeshire's newest and fastest-growing communities, offering an excellent range of local amenities including shops, cafés, schools, sports facilities and green open spaces. The A14, M11 and guided busway are all easily accessible, providing convenient links into Cambridge, Huntingdon and beyond, making this an ideal location for commuters, professionals and young families alike.

Please call us on 01223 307898 to arrange a viewing and for all of your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

Tenure: Freehold
Council tax band: Band C
Chain details: No onward change

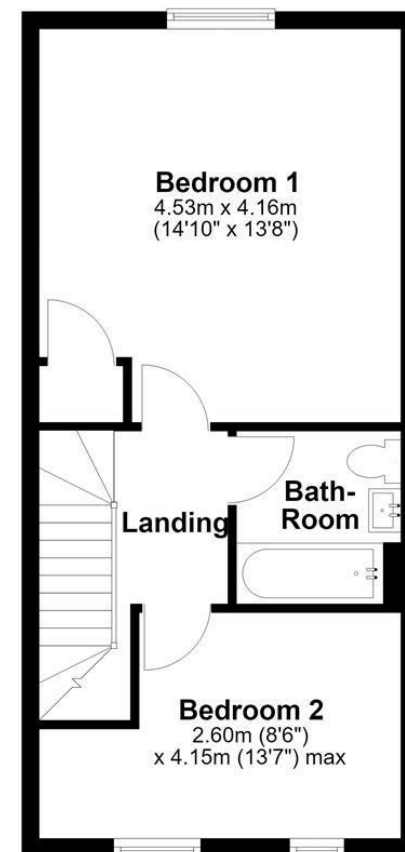




Ground Floor
Approx. 38.8 sq. metres (417.3 sq. feet)



First Floor
Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	88
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

