



Flude Way, Northstowe, Cambridge, CB24 1DG

CHEFFINS

Flude Way

Northstowe, Cambridge,
CB24 1DG

- Minimum 12 Month Tenancy
- Available from 25/07/2025
- Unfurnished
- EPC: B
- Council Tax Band: D
- Electric Underfloor Heating to Ground Floor
- Gas Central Heating to 1st & 2nd Floor
- Off Street Parking & Garage
- Enclosed Rear Garden

A modern 4 bedroom semi detached house located within this recently created village between Cambridge and St Ives. The property is finished to an excellent standard and the accommodation comprises entrance hall, kitchen/dining room, sitting room, utility, cloakroom, principal bedroom with en-suite shower room, 2 further double bedrooms, 1 single bedroom and bathroom. Enclosed rear garden, off street parking and garage. We regret no sharers. Unfurnished. Available from 25/07/2025. EPC: B and Council Tax Band: D.

4 2 2

£2,200 PCM





LOCATION



Flude Way is located within the recently built village of Northstowe positioned between the villages of Longstanton and Willingham. The property is a short distance from the Guided Bus route (with cycle path) proving fast access to Cambridge and St Ives and the village offers easy access to the A14, M11 and A1. A wide range of local amenities including shops can be found in the neighbouring villages.

ENTRANCE HALL

stairs rising to first floor with store cupboard and pull out shoe storage beneath,

KITCHEN/DINING ROOM

kitchen area fitted with base and wall units, work tops, 1.5 bowl sink with window to side aspect above, integrated appliances including double oven, 5 ring gas hob with extractor hood above and dishwasher, fridge freezer, cupboard housing gas central heating boiler. Dining area with bi-fold doors opening to rear garden and door to:

UTILITY

washing machine, space for a tumble dryer and door to:

CLOAKROOM

wc, wash basin and window to rear aspect.

SITTING ROOM

bay window to front aspect, media wall with fitted shelving, wall mounted TV and feature bioethanol fuelled fireplace.

STAIRS/FIRST FLOOR LANDING

stairs rising to second floor, built in cupboard, window to front aspect and doors to bedrooms 2, 3 & 4 and family bathroom off.

BEDROOM 2

built in double wardrobes with mirrored doors and 2 windows to front aspect.

BEDROOM 3

fitted double wardrobes and window to rear aspect.

BEDROOM 4

window to rear aspect and fitted book shelves.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with mirrored cabinet above, heated towel rail and window to side aspect.

STAIRS/SECOND FLOOR LANDING

door to:

BEDROOM 1

dressing area with built in double wardrobes and Velux skylight, walk in

wardrobe, dormer window to front aspect and door to:

EN-SUITE SHOWER ROOM

shower, wc, wash basin with mirrored cabinet above and heated towel rail.

OUTSIDE

shrub borders to the front, path to front door, private driveway down the the side of the property providing off street parking for a couple of vehicles, electric vehicle charging point and access to a single garage and side gate to enclosed rear garden. The rear garden is principally decked with composite decking with veranda, the garden also has some lawn, patio, raised beds and a wood fired pizza oven.

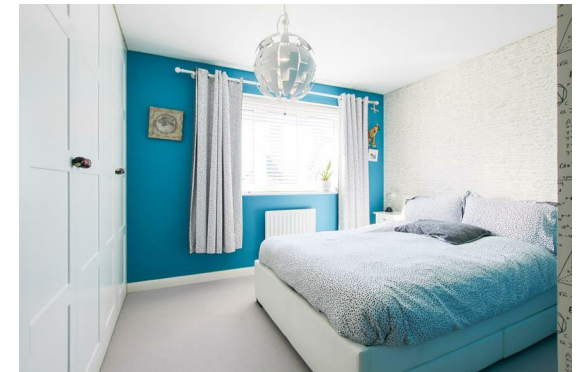
LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

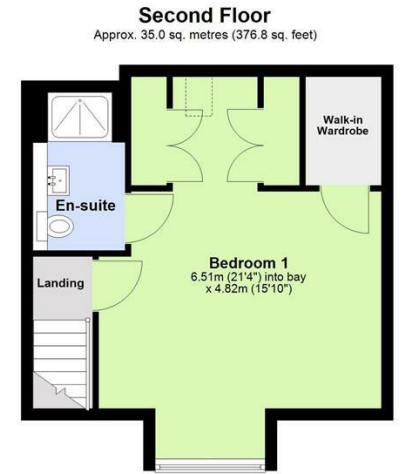
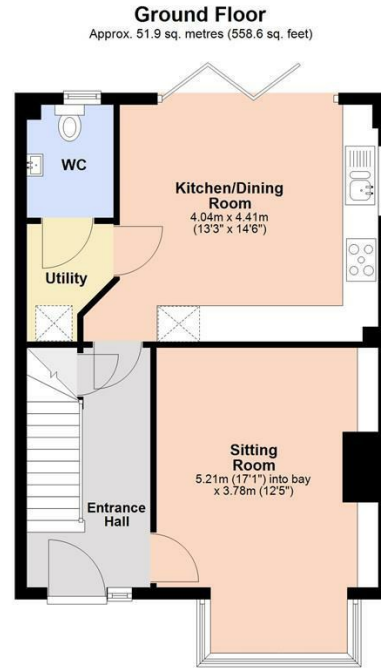
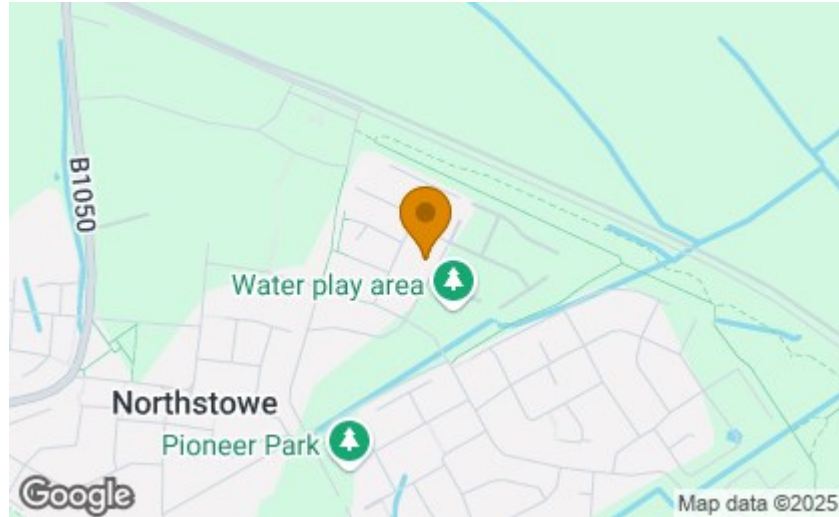
Term - Minimum 12 month tenancy

Holding Deposit - £507

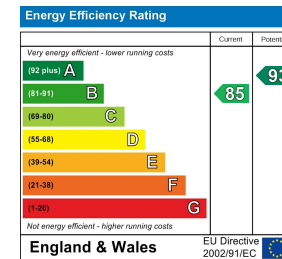
Deposit - £2538







Total area: approx. 136.3 sq. metres (1467.4 sq. feet)



Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

