



Northfield Avenue

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Guide Price £575,000

Cambridge, CB4 2LG



A selection of brand new 2 and 3 bedroom homes on this exclusive development of just nine high quality properties which have been immaculately built and finished, perfectly positioned in this north city location within easy reach of the city centre and close to major road and rail links.



LOCATION

A selection of 2 and 3 bedroom homes on this exclusive brand new development of just nine high quality properties which have been carefully built and immaculately finished with high attention to detail and parking to selected plots. Perfectly positioned in this north city location within easy reach of the city centre and close to major road and rail links.



hallway with Camaro Luxury Vinyl Tile the stairs, landing and all bedrooms. which extends to the open plan living space. The kitchen has been Quartz worktops and upstands to thoughtfully designed and finished to Bathroom an exceptional specification including matt handle-less eve and base level units with soft close doors with complementary quartz work surfaces Bathroom - Ceramic Tiles and upstands over. Integrated Lamona Wardrobes; Built in Sliding Doors with appliances include oven, hob extractor, Mirror dishwasher, fridge and freezer. The wide double glazed window to front Heating: Daikin ASHP, with underfloor room and the full height double glazed and towel rail to first floor bi-folding doors to the rear of the living area further enhance the space. These Ventilation: Vent Axia Mechanical bi-folding doors lead out to the patio and rear garden providing a perfect indoor/outdoor space. Off the living Patios and Paths: Porcelain Tiles space there is a useful utility room which is a continuation of the kitchen Gardens; Turfed and planted (Shrubs with handle-less soft close units and and Trees where applicable) quartz worktops and upstands and space for washing machine/tumble dryer. A door leads to the cloakroom which has been luxuriously appointed with ceramic tiled flooring, WC, wash basin and heated towel rail.

Upstairs there are 3 double bedrooms. The principal bedroom benefits from built-in wardrobes with mirrored sliding doors and en-suite shower room.

Storm porch opening to entrance A stylish high quality carpet is laid to

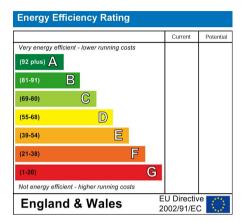
aspect allows natural light to flood the heating to ground floor, and radiators

Ventilation Heat Recovery units



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Guide Price £575,000 Tenure - Freehold Council Tax Band - New Build Local Authority - Cambridge City Council

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For more information on this property please refer to the Material Information Brochure on our website. Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.









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