



Northfield Avenue, Cambridge, CB4 2LG

**CHEFFINS**

## Northfield Avenue

Cambridge,  
CB4 2LG

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**Guide Price £575,000**



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

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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.

Storm porch opening to entrance hallway with Camaro Luxury Vinyl Tile which extends to the open plan living space. The kitchen has been thoughtfully designed and finished to an exceptional specification including matt handle-less eye and base level units with soft close doors with complementary quartz work surfaces and upstands over. Integrated Lamona appliances include oven, hob extractor, dishwasher, fridge and freezer. The wide double glazed window to front aspect allows natural light to flood the room and the full height double glazed bi-folding doors to the rear of the living area further enhance the space. These bi-folding doors lead out to the patio and rear garden providing a perfect indoor/outdoor space. Off the living space there is a useful utility room which is a continuation of the kitchen with handle-less soft close units and 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.

A stylish high quality carpet is laid to the stairs, landing and all bedrooms.

Quartz worktops and upstands to Bathroom

Bathroom – Ceramic Tiles  
Wardrobes; Built in Sliding Doors with Mirror


Heating: Daikin ASHP, with underfloor heating to ground floor, and radiators and towel rail to first floor

Ventilation: Vent Axia Mechanical Ventilation Heat Recovery units

Patios and Paths: Porcelain Tiles

Gardens; Turfed and planted (Shrubs and Trees where applicable)



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



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



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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://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.

