CHEFFINS

Dean Bridge Court, Queen Ediths Way

Cambridge,
CB1 7PH

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Guide Prices from £1,850,000



- Striking architecture with Arts Deco influences
- Exclusive high quality city development
- Luxurious, spacious open-plan kitchen
- Enclosed generous gardens
- Eco living, solar panels and storage battery, air source heat pump
- Drive-way and garaging

A unique opportunity to acquire one of four stylish and brand new detached houses in a most prestigious and convenient location on the favoured southern side of the city. Built to an exceptionally high standard, these homes have been thoughtfully designed with striking architecture influenced by the art deco movement, and fitted with the latest high quality fixtures and fittings for modern city living. The houses are highly energy efficient featuring solar panels, battery storage and air source heat pumps providing underfloor heating throughout. Each property benefits from its own generous enclosed garden, individual driveway and double garage with EV charging point.









LOCATION

Queen Ediths Way is situated in a highly regarded residential area approximately two miles south of Cambridge city centre. The location is particularly well placed for access to Addenbrooke's Hospital, the Cambridge Biomedical Campus and Cambridge South Railway Station, which provides direct services to London and other key destinations. Regular bus services and dedicated cycle routes offer convenient links into the city centre, while a good range of local shops and everyday amenities are close by. The area is also popular with families due to its excellent schooling, including Queen Edith Primary School, The Perse, Hills Road Sixth Form and The Netherhall School. For commuters, the M11 and A11 are easily accessible, combining excellent connectivity with convenient city living.

KITCHENS
Stylish, contemporary kitchens in a combination of walnut finish and super matt grey
Calcutta Gold Quartz worktops to kitchen with matching upstands
Undermount kitchen sink with Quooker Pro Vaq 3 boiling tap
Concealed dresser/breakfast station with LED lighting

Siemens appliances are provided as follows:
Venting Hob
Full height fridge
Full height fridge/freezer
Wine cooler
2 single ovens
Combination oven
Warming drawer
2 dish washers (1 in utility room)
American style Fridge freezer to utility
Utility room comprises of luxury Egger oak effect work tops on flush door units, high level of storage, sink / tap and appliance voids

PRINCIPAL ENSUITES
Of note is the principal ensuite with walls tiled in Mandarin Stone Bianco Gold Honed Marble, matt black Lusso Stone brassware accompanies Lusso Stone chinaware, his and hers Aquaroc curved vanity units, walk in shower with ceiling mounted rainfall head and separate riser rail

LED lit and demisted mirrors are provided to the sinks

BATHROOMS
The remaining bathrooms are again fitted with matt black Lusso Stone brassware and chinaware, vanity units are from Lusso Stone and porcelain tiles from Mandarin Stone

LED lit and demisted mirrors are provided to the sinks

FLOOR FINISHES
The ground floor is fully tiled, with the exception of bedroom 5 and the living room, in large format Mandarin Stone matt concrete effect porcelain tiles with a feature inlay of Piaza Verde tiles to the entrance hall
Bedroom 5 and the living room are finished in Comar Silken Serenity "moss" carpets
The remainder of the house is carpeted in Comar Silken Serenity "polar white"

INTERNAL FINISHES
The interior doors are solid core "1930's" style with bespoke Art-Deco style lever handles
Contemporary square edge architrave and skirting contrasts with the doors
A black metal "Crittall" style pair of doors and sidelights with reeded glass separate the lounge area
Bespoke storage cabinetry is provided to the master bedroom (sectioned off by a feature bed head wall) and the entrance hall. The cabinets in the entrance hall have integrated LED lighting
An oversized pocket door separates the kitchen from the hallway

EXTERNAL FINISHES
Turf to rear gardens
Tarmac entrance road
Permeable duo block paving to drives / parking bays
Generous grey stone / grey porcelain (plot specific) patios and paths
Bespoke "thermowood" fencing on steel posts to plots 1&4
1.8m closed boarded timber fencing to remaining areas
A designed planting scheme will be implemented for the site

HEATING AND WATER
Zoned wet under floor heating to ground floor and first floors throughout , controlled via air thermostats wired back to a Heatmiser Neo Hub for App based control.
Electric heated black towel rails with digital timers to bathrooms and ensuites
Mitsubushi ultra quiet Ecodan air source heat pump providing heat and hot water
Mitsubushi Unvented Hot water cylinder
Salt based Tapworks water softener

ELECTRICAL
A considered lighting scheme has been designed comprising of down lighters, wall lights, LED strip lighting, feature pendants, 5-amp lighting circuits and external lighting
Visible switch plates are Knightsbridge flat plate in a gun metal finish and plentiful socket outlets are provided some with USB charging points.
ProofVision wall tooth brush charging points are installed to bathrooms and ensuites
Lythe audio bluetooth speakers are provided to first floor bathrooms
Sonos ceiling speakers are provided to the kitchen and living room and controlled via individual Wiim amplifiers
A 32amp EV Charging point provided to the garage
An Evoline flip over socket is provided to the kitchen worktop
Dual outlet data points are provided to all bedrooms, dining kitchen and living room, wired back in CAT6 cable to the plant room

DOORS AND WINDOWS
Velfac 200 Composite Aluminium Triple Glazed Casement Windows in Internal Timber Frames
2 Panel Xp Glide Aluminium Sliding Doors to Dining Kitchen
Front Entrance Door By PIRNAR Carbon Core 80mm Thick, Optimum Range
Garage Door Hormann Sectional Insulated Electrically Operated, Colour Matched to External Windows
An electrically operated rooflight vents and illuminates the first floor landing

STAIRCASE
Solid concrete staircase with micro cement finish
Laser cut Art-Deco styled bespoke metal balustrade panels housed in a solid walnut frame
The surface of the stairs is finished in a carpet runner

CONSTRUCTION
Traditionally constructed block outer walls and insulation filled cavity
Precast Concrete beam and block flooring, insulated and screeded ground floor
Precast Concrete plank flooring, insulated and screeded first floor
Flat roofs formed in engineered joists with a Bauder warm roof system
The exterior of the building is finished in a Baumit coloured render system, with a combination of flat and textured relief panels
Colour matched aluminium copings and down pipes complete the external façade

WARRANTY & BUILDING CONTROL
10-year new homes warranty cover, via Advantage
LABC building control certification

PV PANELS AND BATTERY STORAGE
A 5.6kW Solar PV system is mounted on the high level flat roof and feeds to 10kW battery storage

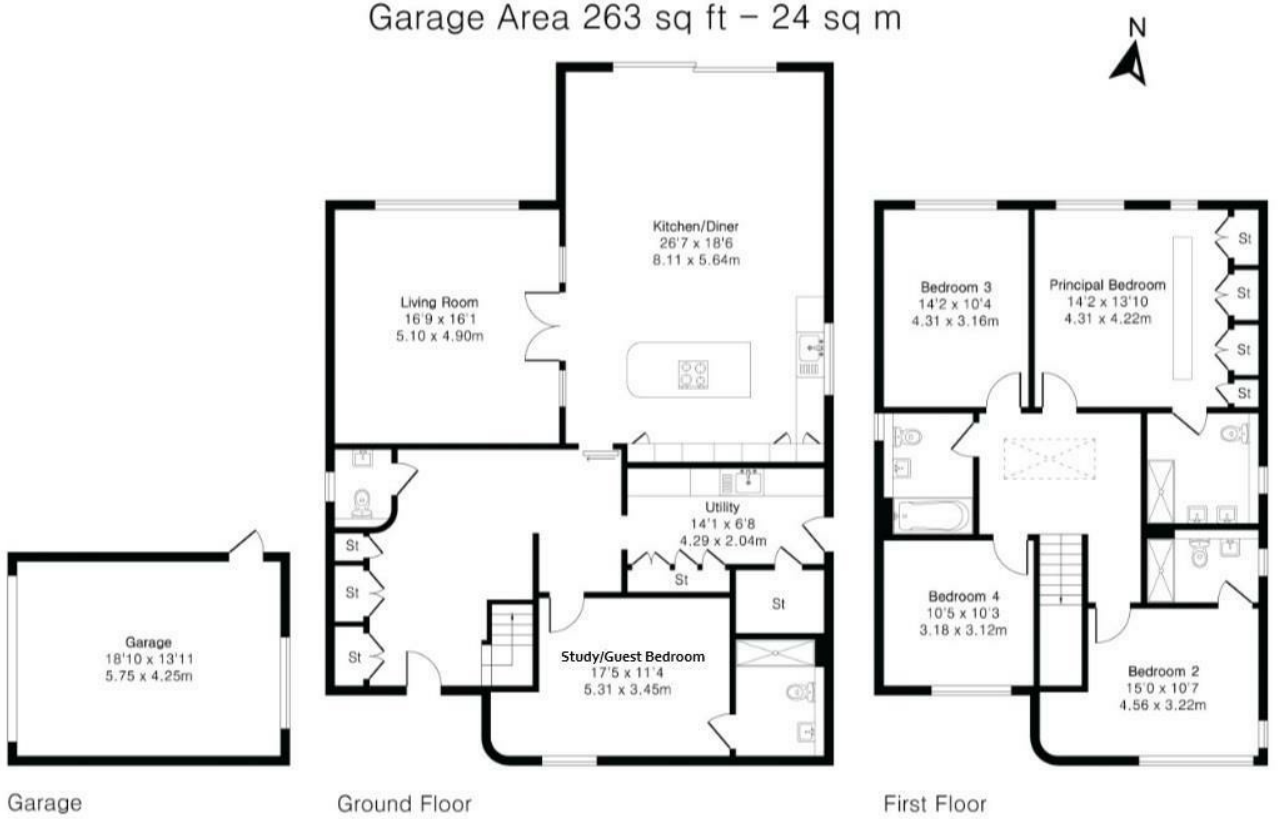
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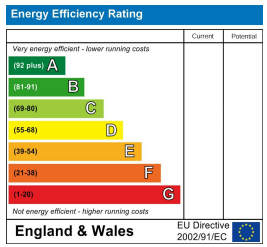
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Approximate Gross Internal Area 2487 sq ft - 231 sq m
(Excluding garage)

Ground Floor Area 1495 sq ft – 139 sq m
First Floor Area 992 sq ft – 92 sq m
Garage Area 263 sq ft – 24 sq m





Guide Prices from - £1,850,000
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.

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