



Spens Avenue, Cambridge, CB3 9LS

**CHEFFINS**

# Spens Avenue

Cambridge,  
CB3 9LS

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Guide Price £1,600,000

- Contemporary Home Built In 2013 By Dean & Dean
- Wealth Of Cleverly Designed Accommodation Extending to 2,500sqft
- Open Plan Kitchen/Dining Room With Two Sets Of Bi-Folding Doors
- First Floor Sitting Room With Views Over Playing Fields
- Off Road Parking & Adjoining Garage
- Four Bedrooms
- Three Bathrooms, Two Of Which Are En Suites
- Principle Bedroom Suite With Balcony
- No Onward Chain

A rare opportunity to acquire an exceptional architect-designed family home, offering generously proportioned contemporary accommodation finished to the highest specification and arranged over three floors. Built in 2013 by the acclaimed developers Dean & Dean, this exclusive property forms part of a prestigious development and enjoys superb rear views across Corpus Christi sports field. Perfectly positioned in the sought-after district of Newnham, just west of the city, the home is offered with no onward chain.





## LOCATION

Spens Avenue is superbly located in the highly sought-after district of Newnham, one of Cambridge's most desirable residential areas. Nestled to the west of the historic city centre, Newnham combines the charm of a peaceful village atmosphere with the convenience of city living. The property lies within easy reach of the River Cam, Grantchester Meadows, and Lammas Land, offering beautiful green spaces and riverside walks just moments from the doorstep. Newnham boasts an excellent range of local amenities, including independent shops, a traditional butcher, artisan bakery, cafés, and a well-stocked supermarket, all contributing to its vibrant community feel. Families are particularly well served, with outstanding local schooling options such as Newnham Croft Primary School, The Leys, St John's College School, and King's College School all within easy reach, alongside the University of Cambridge's many academic and cultural facilities. The city centre, with its world-famous Colleges, museums, theatres, and wide variety of restaurants and shopping, is less than a mile away, easily accessible on foot or by bicycle. For those needing to travel further afield, the property offers excellent transport connections. The nearby M11 provides swift access to Stansted Airport, London, and the south, while Cambridge mainline station offers fast services into London King's Cross and Liverpool Street. This combination of tranquillity, community, and connectivity makes Newnham, and Spens Avenue in particular, one of the most desirable addresses in Cambridge.

## STORM PORCH

covering the front entrance door with blocked paving and composite panelled entrance door leading through into:

## ENTRANCE HALL

with privacy glass panel adjacent.

## ENTRANCE HALL

with tiled flooring, galleried landing effect created by glass balustrades, set of double doors providing access into storage cupboard, stairs rising to first floor accommodation with open understairs storage area and further understairs storage cupboard, double glazed window positioned high above the entrance hall providing a wonderful aspect of light, inset LED downlighters set of panelled glazed doors leading into open plan kitchen/dining room.

## OPEN PLAN KITCHEN/DINING ROOM

### CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, tiled upstand, wall mounted mirror, tiled flooring, heated towel rail, extractor fan, inset LED downlighters, set of double doors providing access into storage cupboard, double glazed window fitted with privacy glass out onto side aspect.

### OFFICE/BEDROOM 5

with tiled flooring, wall mounted thermostat, underfloor heating controls, storage cupboard housing underfloor heating manifold and electricity consumer unit, inset LED downlighters, double glazed windows including a corner feature window out onto front and side aspect.

### EXPANSIVE OPEN PLAN KITCHEN/DINING ROOM

Kitchen comprises a contemporary collection of wall and base mounted storage cupboards and drawers fitted with a soft closing feature with composite stone work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, waste disposal, integrated 4 ring induction hob and inset and rising extractor hood, pop-up power points inset into kitchen work surface, integrated Miele ovens, microwave grill and steam ovens as well as two warming drawers, space and plumbing for American style fridge/freezer, wealth of further storage cupboards as well as an integrated wine cooler and dishwasher, inset LED downlighters, tiled flooring, set of double glazed bi-folding doors leading out onto garden and through into:

### DINING/FAMILY ROOM

with electric fireplace, recess providing recess for wall hung t v with electricity points, further tiled flooring, inset LED downlighters, double glazed set of bi-folding doors leading out onto patio creating a wonderful view over the garden.

### DOOR FROM KITCHEN LEADING INTO UTILITY ROOM

which comprises a collection of both wall and base mounted soft closing storage cupboards and drawers with a stone

effect rolltop work surface with inset sink with hot and cold mixer tap, drainer to side, space and plumbing for washer and dryer, further storage soft closing cupboards, wall mounted gas fired Gloworm boiler providing hot water and heating for the property, inset LED downlighters, extractor fan, panelled glazed door leading out onto side access.

## ON THE FIRST FLOOR

### LANDING

with stairs rising to second floor accommodation, glass balustrades, brushed stainless steel handrails, radiator, inset LED downlighters, airing cupboard housing pressurised hot water cylinder and timber shelving, doors leading into respective rooms including a set of double glazed panelled doors providing access into:

### FIRST FLOOR SITTING ROOM

with inset LED downlighters, radiator, electric fireplace, recess providing space for wall hung t v with connection points, set of double glazed sliding doors opening out onto Juliet balcony and providing views not only over the garden but to the playing fields to the rear.

### BEDROOM 2

with full height built-in wardrobes fitted with railings and shelving accessed via sliding mirror doors, power point for wall hung t v, inset LED downlighters, radiator, double glazed window overlooking garden and playing fields to the rear.

### BEDROOM 3

with full height built-in wardrobes fitted with railings and shelving accessed via sliding mirror doors, power point for wall hung t v, inset LED downlighters, radiator, double glazed corner window out onto front aspect.

### FAMILY BATHROOM

comprising of a four piece suite with tiled bath, hot and cold mixer bath tap, walk-in shower with dual shower head one waterfall, one mounted, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, recess with fitted shelving, shaver point, wall mounted mirror, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## ON THE SECOND FLOOR

### LANDING

accessed via split-level staircase, double glazed corner window round to the front aspect, inset LED downlighters, doors leading into respective rooms.

### PRINCIPAL BEDROOM SUITE

first accessed via a corridor with an array of built-in wardrobes fitted with railings and shelving and accessed via sliding mirror doors, main bedroom with radiator, inset LED downlighters, set of double glazed bi-folding doors leading out onto balcony with paved flooring enclosed by low level brick wall and glass balustrade, double glazed window to side aspect and door leading through into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with walk-in shower cubicle, dual shower head one waterfall, one wall mounted, accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, dual wash hand basin with hot and cold mixer taps, tiled surround, storage cupboards and drawers underneath wash hand basin, wall mounted mirror, shaver point, tiled upstand, tiled flooring, heated towel rail, inset LED downlighter, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 4

with built-in wardrobes fitted with railings and shelving accessed via sliding mirror door, radiator, double glazed window to front aspect, door leading through into:

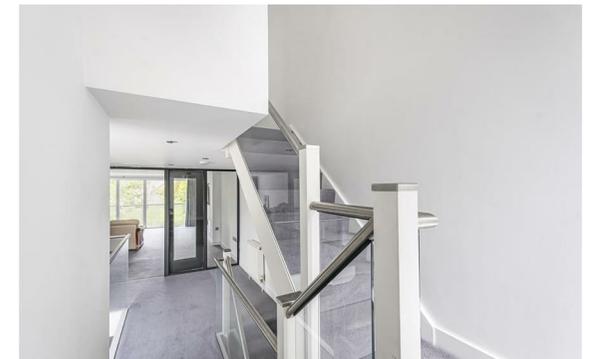
## ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with dual wall mounted shower head accessed via glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, wall mounted mirror, inset LED downlighter, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## OUTSIDE

To the front the property is approached off Spens Avenue and is located at the very end with dropped kerb leading onto a block paved driveway providing enough parking for multiple vehicles and leading onto the roller garage door, and further access door into the GARAGE. The driveway is enclosed by mature established lavender plants and the rest of the front garden is principally laid to lawn.

To the rear of the property is an extremely private and extensive garden principally laid to lawn with a large paved patio area accessed via the two sets of bi-folding doors. Enclosed by timber fencing on every side and a lower level one provides unadulterated views over the playing fields to the rear. To one side there is a continuation of the patio which leads down to a side passageway and secure timber access door, wall mounted lighting. To the other side is a wider side access point with further wall mounted lighting leading to a recess behind the rear access door into the garage.





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>	77	80
(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 £1,600,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - Cambridge





**Approximate Gross Internal Area 2425 sq ft - 224 sq m  
(Excluding Garage)**

Ground Floor Area 973 sq ft – 90 sq m

First Floor Area 962 sq ft – 89 sq m

Second Floor Area 490 sq ft – 45 sq m

Garage Area 227 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

[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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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.

