



Nightingale Avenue, Cambridge, CB1 8SG

CHEFFINS

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A stunning, brand-new detached family home set on one of Cambridge's most desirable residential roads, enjoying a peaceful position overlooking Nightingale Recreation Ground. Thoughtfully designed for modern family living, the property offers over 2,260 sq ft of stylish, energy-efficient accommodation arranged over three floors, including an impressive open-plan kitchen/dining/family room with roof lantern and bi-fold doors opening onto a south-facing landscaped garden, alongside a separate sitting room and generous bedroom suites. Ideally located for Addenbrooke's Hospital and the Biomedical Campus, Cambridge railway station and the city centre, the home is also well placed for highly regarded state and independent schools. Outside, the property benefits from a block-paved driveway with parking for several vehicles and EV charging.

4 3 2

Guide Price £1,600,000





LOCATION

Nightingale Avenue occupies a particularly attractive and highly regarded position on the south side of Cambridge, enjoying a leafy and tranquil setting directly overlooking the open green space of Nightingale Recreation Ground. This peaceful no-through road is widely regarded as one of the area's most desirable residential addresses, combining a sense of seclusion with exceptional day-to-day convenience. The location is especially well suited to professionals and families alike, with Addenbrooke's Hospital and the Cambridge Biomedical Campus within a short walk or cycle, making it ideal for those working in the medical, scientific and academic sectors. Cambridge railway station is also close by, providing fast and frequent services to London King's Cross and Liverpool Street, while the city centre is easily reached by bicycle, bus or car. A good range of local amenities can be found nearby, including shops, cafés and services, with more extensive retail, cultural and dining options available in central Cambridge. For families, the area is particularly appealing, falling within the catchment for well-regarded state schools and offering easy access to some of Cambridge's most highly respected independent schools, including The Perse, St Faith's and St Mary's. The surrounding area offers excellent opportunities for outdoor recreation, with Nightingale Recreation Ground directly opposite the property, and Cherry Hinton Hall, Wandlebury Country Park and the Gog Magog Hills all close at hand, providing scenic walks, cycling routes and open countryside. For those travelling further afield, the M11 and A14 are readily accessible, ensuring convenient links to Stansted Airport, London and the wider region. Overall, Nightingale Avenue provides an exceptional combination of green open space, connectivity and proximity to Cambridge's key destinations, making it a highly desirable place to live.

COMPOSITE PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with wood effect flooring, stairs rising to first floor accommodation with push to click understairs storage cupboard, inset LED downlighters, sky windows, panelled doors leading through into respective rooms.

CLOAKROOM

comprising of a two piece suite with wall hung w.c. with hand flush, wash hand basin with hot and cold mixer tap, tiled surround, vanity unit, storage drawers underneath wash hand basin, wall mounted LED mirror with lighting feature, tiled flooring, inset LED downlighters, extractor fan.

SITTING ROOM

wood effect flooring, wealth of inset LED downlighters and power points, wall mounted socket with CAT 6 cabling ideal for wall mounted t.v., set of double glazed windows to front aspect.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen with a wealth of base mounted storage cupboards and drawers fitted with a soft closing feature, inset 5 ring Bosch induction hob with extractor hood above, adjacent Bosch integrated oven, warming drawer, Bosch integrated full height fridge and freezer, Bosch dishwasher, integrated washing machine and tumble dryer, kitchen island finished in the same style as the main kitchen units with further storage cupboards and drawers fitted with a soft closing feature, extension of the quartz work surface creates a breakfast bar ideal for informal dining settings, inset LED downlighters, pendant lighting, wall mounted lighting, wood effect flooring, double glazed windows to side aspect, panelled glazed door to side aspect, opening through into:

LIVING AREA

with wood effect flooring, sky lantern, wall mounted lighting, inset LED downlighters, wall mounted television point, Cat 6 cabling, double glazed window and an almost full set of double glazed bi-folding doors leading out onto garden.

ON THE FIRST FLOOR**LANDING**

part vaulted ceiling, inset LED downlighters, radiator, double glazed window fitted with privacy glass, understairs storage cupboard housing pressurised hot water cylinder, doors leading into respective rooms.

PRINCIPAL BEDROOM SUITE

with radiator, Cat 6 cabling, inset LED downlighters, window overlooking garden, panelled door leading through into:

DRESSING ROOM

with inset LED downlighters, radiator, double glazed window fitted with privacy glass out onto side aspect, double glazed window overlooking garden, panelled door leading through into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with dual wall mounted shower head accessed via a glazed sliding door, storage niche, wall hung w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted LED mirror with lighting feature, vanity unit, storage drawers underneath wash hand basin, shaver socket, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and tiled bath with hot and cold mixer bath tap with dual shower head one wall mounted and one freestanding, glazed shower partition, tiled storage niche, wall hung w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted LED mirror with lighting feature, vanity unit, drawers underneath wash hand basin, shaver socket, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

BEDROOM 2

with wealth of sockets, Ethernet points, radiator, inset LED downlighters, double glazed windows to front aspect.

ON THE SECOND FLOOR**LANDING**

with inset LED downlighter, Velux skylight, panelled doors leading into respective rooms.

BEDROOM 3

with eaves storage cupboards, inset LED downlighters, Velux skylight, triangular corner window, standard double glazed window overlooking garden.

SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head, accessed via glazed sliding door, wall hung w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled flooring, heated towel rail, wall mounted LED mirror with lighting feature, vanity unit storage drawers underneath wash hand basin, inset LED downlighters, shaver socket, extractor fan, skylight.

BEDROOM 4

with eaves storage cupboards, inset LED downlighters, Velux skylight, triangular corner window, standard double glazed window to front aspect.

OUTSIDE

To the front the property is approached off Nightingale Avenue via a dropped kerb leading onto a block paved driveway with enough parking for multiple vehicles and fitted with EV charger with accessibility around to the front door.

To the rear of the property is a tiered garden which is predominantly laid to lawn, with outside tap and external sockets, with the initial area is a carefully designed paved patio enclosed by rendered wall with tiled steps leading up to the lawned area with a number of mature trees to the rear boundary as well as uniform composite storage shed fitted with light. The property benefits from side access on either side with a continuation of the paved pathway leading back down either side and back to the front.


SPECIFICATION

General & Energy Efficiency
10-Year Building Warranty
Vaillant ecoTEC Plus 635 (35kW) Gas Boiler with 250L Hot Water Cylinder
Underfloor heating to the ground floor
Energy-efficient LED lighting throughout
Cat6 ethernet connections to all rooms
Satin-finish, screwless switches and sockets, with Type A & Type C USB sockets in every room
Windows, Doors & External Features
uPVC double-glazed windows throughout
Aluminium bi-fold doors to rear garden
Premium Deanta internal doors
Zero-maintenance, fire-rated cladding to dormers
Block-paved driveway and electric vehicle charging point
Outdoor water tap, external power sockets, doorbell, motion-sensor floodlights, and external lighting (front & rear)
Flooring & Interior Design
Luxury Vinyl Tile (LVT) herringbone flooring to ground floor
2m x 2m roof lantern to the living area
Storage space with LED lighting to dormers
Kitchen
Quartz worktops with matching quartz splashback
Bosch integrated appliances including:
Fridge and Freezer
Single oven, combi microwave oven & warming drawer
Induction hob & dishwasher
Haier integrated washing machine & 7kg heat pump tumble dryer
Bathrooms & En-Suites
High-quality 600x1200mm Spanish porcelain tiles
Walk-in showers to main en-suite & second-floor bathroom
LED mirrors with integrated shaver sockets
Wall-hung vanity units & toilets with Grohe concealed cisterns
Grohe shower mixers and taps throughout
Bidet tap shower near every toilet seat
Garden
Landscaped garden with porcelain patio and matching steps
Secure fencing and storage shed

MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - TBA
Property Type - Detached House
Property Construction - Brick with Tiled Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 2259 sqft
Parking - Driveway
UTILITIES/SERVICES
Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Central heating (gas)
Broadband - Ultrafast Available
Mobile Signal/Coverage - OK



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Guide Price £1,600,000
 Tenure – Freehold
 Council Tax Band – New Build
 Local Authority – Cambridge City Council





Approximate Gross Internal Area 2259 sq ft - 210 sq m

Ground Floor Area 1076 sq ft – 100 sq m

First Floor Area 661 sq ft – 61 sq m

Second Floor Area 522 sq ft – 49 sq m



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.

