



Holly Lodge, Babraham Road, Cambridge CB22 3AY

**CHEFFINS**



## Holly Lodge, Babraham Road

Cambridge,  
CB22 3AY

- 3 Bedroom Single-Storey Home
- High Quality Kitchen With Integrated Appliances
- Generous Open-Plan Living Space
- Less Than 1 Mile From Addenbrookes Hospital
- Development Of Just 4 Homes
- Stunning High Quality Finish Throughout

A most stunning and highly energy efficient new home of exceptional quality and style, forming part of this exclusive development of just 4 properties just 1 mile from Addenbrookes hospital and within easy reach of major routes and transport links.

3 2 1

**Guide Price £595,000**





A development of just four properties originally constructed in the early 1900s, now redeveloped into an exclusive selection of 2 and 3 bedroom single-storey homes offering generous accommodation with a high degree of flexibility and the unique benefit of high energy efficiency, operating entirely on electricity. The properties enjoy a high degree of privacy, so conveniently placed for a short walk or cycle to Addenbrookes Hospital (less than 1 mile distant). The properties are also within easy reach of the city centre and Cambridge station which provides a direct service to London Kings Cross and the newly approved Cambridge South station due to be completed in 2025. The properties are also within easy reach of key schools in the area including- Independent schools: The Perse (1 mile) St Faith's (2 miles) Cambridge International School (2 miles) State schools: Queen Ediths (1 mile) Morley Memorial (1 mile) Netherhall school (1 mile)



## Holly Lodge

The property opens into an entrance hallway with storage cupboard. Beyond the hallway the generous living/dining/family room is light and bright and opens out through bi-folding doors to the rear garden. Off the main reception room is a well-appointed kitchen with high quality base and wall units with solid quartz worktops with inset composite sinks and Franke taps. There are a selection of appliances including Rangemaster electric double oven, hob and fully vented extractor hood, Bosch integrated tower fridge/freezer and dishwasher. In the utility cupboard there is a Neff freestanding washing machine.

The property benefits from 3 generous bedrooms offering optimal flexibility. The master bedroom benefits from en-suite shower room with a selection of contemporary sanitary and brassware, including large rain head showers and further handheld attachments and vanity units.

Outside, there is a timber decked area and gardens laid to lawn and enclosed with close boarded fencing with gravel borders and a selection of mature tree along the rear boundary.

The property benefits from two allocated parking spaces.

## Room Dimensions

Kitchen: 3.34m x 2.39m  
Living Room: 5.83m x 5.81m

Bedroom 1: 4.12m x 3.75m  
Bedroom 2: 3.45m x 3.34m  
Bedroom 3: 3.06m x 2.60m

## Specification

The properties all benefit from an exceptionally high specification and all are designed to be sustainable and energy efficient. The finish includes:

## Internal

- Fully plastered and painted walls
- New painted skirtings and architraves
- New electrical wiring and brushed aluminium sockets and inset low energy lighting
- Solid oak veneered internal doors with polished aluminium door handles
- Engineered light oak flooring throughout with vinyl
- Cushioned floor tiles in the bathrooms

## Windows and Doors

- Powder coated double glazed aluminium windows by Luxal with coated glass and the glazing units filled with argon gas for improved insulation and solar heat rejection
- High security composite front doors made by Solidoor

## Heating and hot water

- Wet underfloor heating system, zonally controlled with separate sensors for each room run from a Comet electric boiler made by the Electric Heating Company (EHC). These are highly efficient and can be combined with a solar array to make further energy savings
- The boiler incorporates its own tank and heat exchangers so also provide all the hot water for the property

## Other

- New mains services have been connected, including water, foul and surface water drainage and electricity
- The properties are highly energy efficient and operate entirely on electricity enabling owners to recover a significant amount of their energy cost by deploying solar arrays if they wish to, as a retrofit



## Green Mortgages

The property benefits from a B rated EPC and therefore qualifies for a "Green Mortgage"

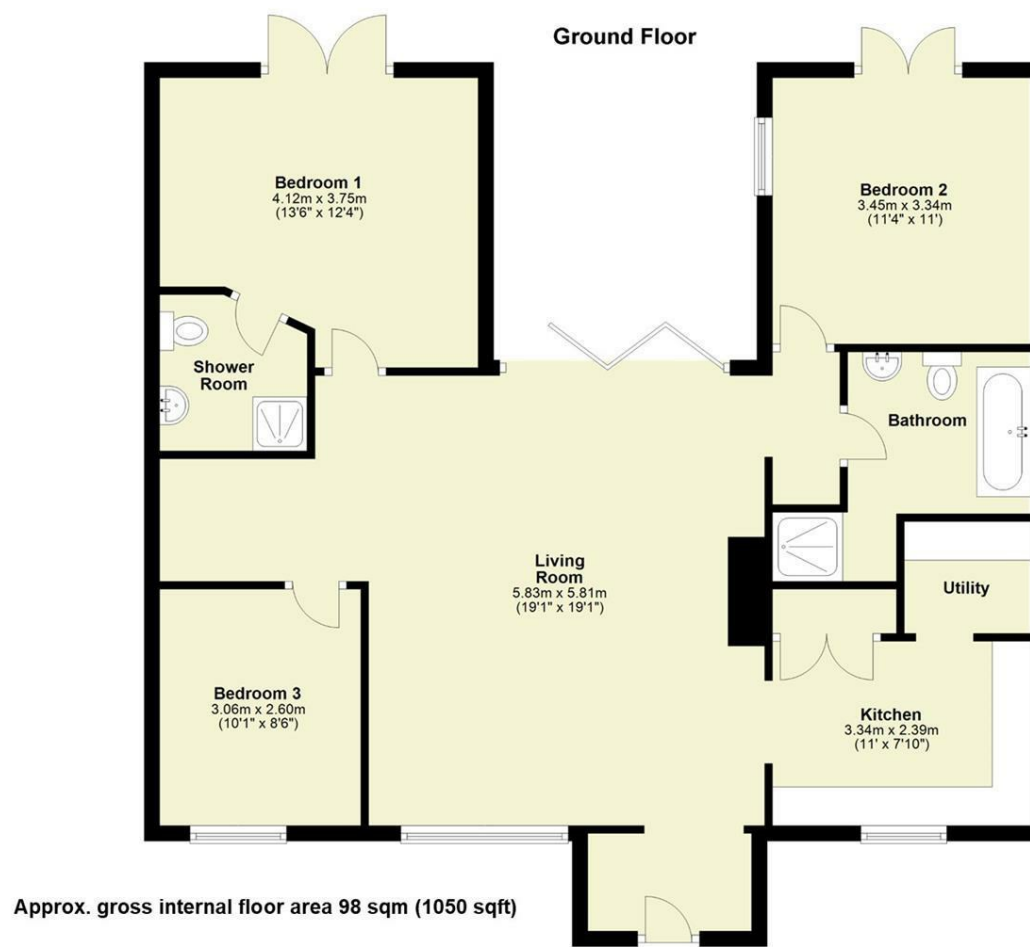
If the property you purchase holds an EPC rating of A or B, you should receive cashback or a better interest rate on your mortgage. Lenders are increasingly willing to offer incentives of this nature due to energy-efficient properties as less risky purchases and more likely to hold their value. \*\*

For more information please enquire.

\*\*According to MoneySavingExpert.com published February 2023







Guide Price £595,000

Tenure - Freehold

Council Tax Band - TBA

Local Authority - CAMBRIDGE CITY COUNCIL

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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.