



Babraham Road, Cambridge, CB22 3AY

**CHEFFINS**

## Babraham Road

Cambridge, Cambridge,  
CB22 3AY

A unique 2 bedroom single-storey property with private rear garden and parking, forming part of this development of just 4 homes a stone's throw from Addenbrooke's hospital.

VIEWINGS THURSDAY 4TH JULY BETWEEN 11AM –  
1PM

- 2 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

 2  1  1

**£395,000**



The property offers light and bright open-plan living accommodation with engineered oak effect flooring and a selection of downlights. There is a generously appointed fully fitted kitchen with high quality base and eye level units with solid quartz worktops over and inset stainless steel sink. There are a selection of appliances including an inset Bosch cooker, hob and extractor, dishwasher and Bosch undercounter fridge. There is also an integrated Neff washing machine.

The property benefits from 2 bedrooms and bathroom which is comprised of a contemporary white suite with large rain head shower and further handheld attachment. Floor standing WC, wash hand basin with vanity storage unit under, heated towel rail, wall mounted mirror, fully ceramic tiled floor to ceiling including floor.

Bifolding doors off the living space lead to a timber decked area and garden which is principally laid to lawn and enclosed with close boarded fencing with gravel boarders.

The property benefits from allocated parking spaces.

## 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 aluminum sockets and inset low energy lighting
- Solid oak veneered internal doors with polished aluminum door handles
- Engineered light oak flooring throughout with vinyl
- Ceramic tiling to floors and walls in bathroom

Windows and Doors

- Powder coated double glazed aluminum windows 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 Universal
- Bifolds and French doors

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.

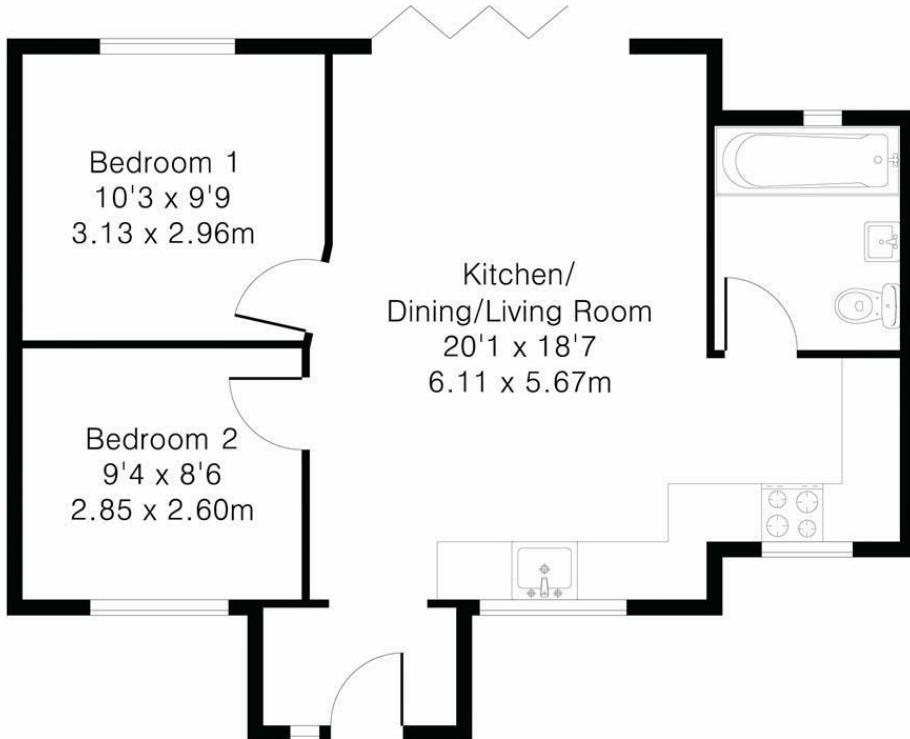
## Material Information

Tenure - Freehold

Council Tax Band - To Be Assessed



Approximate Gross Internal Area 550 sq ft – 51 sq m



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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.



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