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3 Cameron Road, Cambridge, CB4 2LY

Brand new 2 bedroom home on this exclusive development of just nine high quality properties which have been immaculately built and finished, perfectly positioned in this north city location within easy reach of the city centre and close to major road and rail links

2 Bedroom Prices From £440,000

- Brand New 2 Bedroom House
- Development of Just 9 Homes
- Stylish Fully Fitted Kitchen
- High Specification Bathroom
- Separate Utility Room
- Convenient North City Location
- Freehold
- Predicted EPC B

ACCOMMODATION



The property features an attractive approach with porcelain tiled pathway leading to a feature wooden clad storm porch area with built in bin/bike storage. Front door leading to entrance hallway with Camaro Luxury vinyl tiles which extends through to the open plan living space which benefits from underfloor heating.



The kitchen has been thoughtfully designed and finished to an exceptional specification including matte eye and base level units with soft close doors with complementary quartz work surface, upstand and full height splashback area. 1.5 bowl sink with chrome mixer tap over and quartz drainer area. Integrated Lamona appliances include oven, induction hob with recessed extractor over, dishwasher, fridge and freezer.

The full height double glazed sliding doors off the living area lead to a private walled garden area which benefits from a south-facing aspect, providing a perfect extension of the living space.



There is also a useful utility room/cloakroom which is a continuation of the kitchen, featuring soft-close units, quartz worktops with matching upstands, and space for washing machine/tumble dryer, luxury vinyl tile flooring, RAK WC and wash basin with Crosswater chrome mixer tap.

The stairs, landing and both bedrooms have luxurious soft carpets and bedrooms both benefit from built-in wardrobes with mirrored sliding doors.



The bathroom is stylish and modern with high quality porcelain tiles to floor and walls with contemporary suite comprised of bath with Crosswater rainhead shower and further handheld attachment, wall mounted valves, tiled recess area and glass shower screen. Floor standing RAK WC with concealed flush and fitted furniture with quartz work surface, inset hand wash basin with chrome mixer tap over, wall hung heated towel rail and extractor fan.

Each property has its own Air Source Heat Pump with underfloor heating to the ground floor and radiators to the first floor. The homes also have Mechanical Ventilation Heat Recovery units for maximum comfort.

Homes benefit from fibre internet connection with a data point to each bedroom

Located in a popular residential area just north of Cambridge city centre, Northfield Avenue offers a blend of suburban living and city convenience. This newly constructed scheme will be popular with families, professionals, and investors, thanks to its excellent transport links, access to local amenities, and proximity to green spaces.

It is just a short cycle ride or bus journey from Cambridge's historic centre, the Science and Business Parks, and Cambridge North railway station, making it ideal for commuters. There are a range of local shops, supermarkets, cafes, and schools nearby, along with easy access to the A14 and M11 for those travelling further afield.



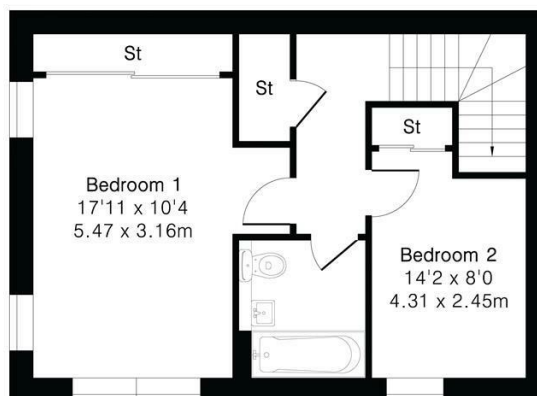
Approximate Gross Internal Area 854 sq ft - 79 sq m

Ground Floor Area 392 sq ft – 36 sq m

First Floor Area 462 sq ft – 43 sq m



Ground Floor
(Plot 08)



First Floor
(Plot 08)

Note: Not to scale –
For guidance purposes only

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)