



Cameron Road, Cambridge, CB4 2LG

**CHEFFINS**



## Cameron Road

Cambridge,  
CB4 2LG

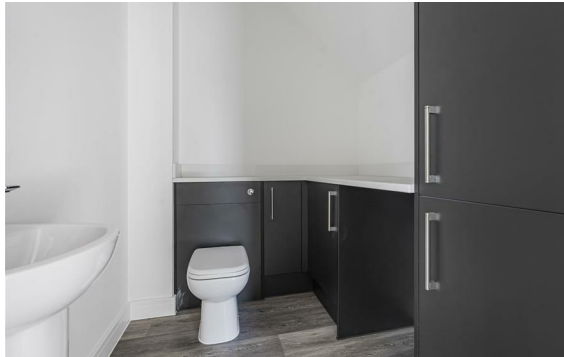
- Brand New 2 Bedroom House
- Development of Just 9 Homes
- Stylish Fully Fitted Kitchen
- High Specification Bathroom
- Separate Utility Room

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  1  1

**Guide Price £475,000**





## LOCATION

A selection of 2 and 3 bedroom homes on this exclusive brand new development of just nine high quality properties which have been carefully built and immaculately finished with high attention to detail and parking to selected plots. Perfectly positioned in this north city location within easy reach of the city centre and close to major road and rail links.

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 it's 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

N.B photographs are of another property on the development and are not plot-specific


### LOCATION

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.





| 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>                                   |                            |   |
| (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<br>2002/91/EC |  |

Guide Price £475,000

Tenure – Freehold

Council Tax Band – New Build

Local Authority – Cambridge City Council





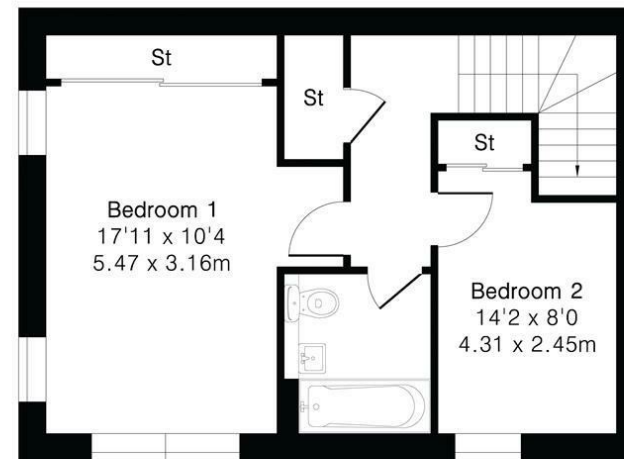
**Approximate Gross Internal Area 854 sq ft - 79 sq m**

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)

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.

