



Parr Close, Northstowe, CB24 1DB

**CHEFFINS**



## Parr Close

Northstowe,  
CB24 1DB

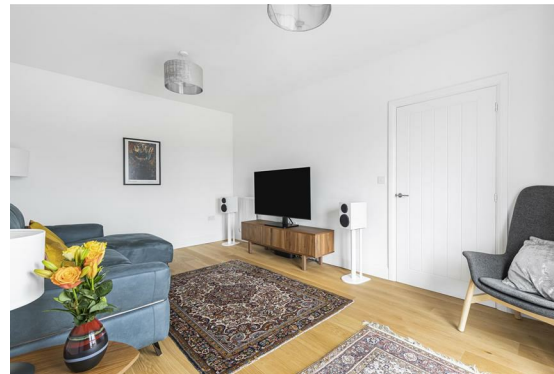
- Detached Modern Home
- Open Plan Living/Dining Room With Bi-Folding Doors
- Study
- 4 Bedrooms
- Expansive Views To The Front
- Long Single Garage With Plenty Of Parking In Front
- Improved Specification & Finish Throughout
- Chain Free

An extremely stylish and much improved detached family residence, offering well-proportioned accommodation with a high degree of flexibility, enjoying a low maintenance rear garden with garage and parking, occupying a most attractive and tucked away position on the edge of this part of the development, with views over adjacent green space and fields with an immediate access to a wealth of local amenities including the guided busway.

4 2 3

**Guide Price £485,000**





## LOCATION

Northstowe is a newly established town nestled between the villages of Longstanton and Willingham. It boasts convenient connections to major roads including the A14, M11, and A1. The town is strategically placed next to the Guided Busway, providing rapid transit into Cambridge along the old railway line, with services extending to Cambridge North train station, the Science Park, Addenbrooke's Hospital, and westward to St Ives. A cycle path running parallel to the busway is frequently used by cyclists, walkers, and runners. Northstowe is home to several parks, including an expansive waterpark with numerous trails for walking and cycling, perfect for wildlife enthusiasts. Pioneer Park features a variety of outdoor exercise equipment, a playground, and a basketball court. The community hub at Wing includes a café for residents. Food trucks visit the community green/field weekly, and the forthcoming Local Centre will offer a mix of retail outlets, shops, cafes, and a community building. In the nearby villages, residents can access amenities such as a Co-op, butcher shops, bakeries, hair salons, preschools, takeout restaurants, and other small businesses. Northstowe is equipped with both a primary and secondary school, with additional facilities set to open in the near future.

## GLAZED COVERED STORM PORCH

over panelled glazed entrance door with privacy glass panes either side leading through into:

## ENTRANCE HALLWAY

with engineered oak flooring, stairs rising to first floor accommodation, bespoke range of understairs storage cupboards and drawers fitted with railings and shelving done in a very ergonomic design to maximise the available storage space, radiator, panelled doors leading into respective rooms.

## CLOAKROOM/UTILITY ROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with tiled splashback, wall mounted wood effect rolltop work surface and underneath space and plumbing for dryer and integrated and concealed washing machine, a continuation of the engineered oak flooring, radiator, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## OPEN PLAN KITCHEN/DINING ROOM

Dining area with continuation of the engineered oak flooring from the hallway, double panelled radiators, multiple power points with aerial connection and a set of double glazed bi-folding doors as well as glazed door to the side and adjacent to this opening into Kitchen which comprises a collection of both wall and base mounted storage cupboards and drawers with a soft closing feature with a timber effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 5 ring induction Bosch hob with glazed splashback, extractor hood above and adjacent to this a fitted Bosch double oven, microwave and grill combi, integrated and concealed Bosch fridge/freezer and dishwasher, further storage cupboards include large pantry store, cupboard housing gas fired boiler providing hot water and heating for the property and

continuation of timber effect work surface to create a breakfast bar enhancing the versatility of this space and use for both relaxing and entertaining area.

## OFFICE

with continuation of the engineered oak flooring, multiple power points and Cat6 cabling, radiator, double glazed window to front aspect.

## SITTING ROOM

with continuation of engineered oak flooring, multiple power points, aerial and satellite connections, radiators, set of double glazed windows out onto front aspect engineering views over designated green space at the edge of this development.

## ON THE FIRST FLOOR

### LANDING

with engineered oak flooring, loft access, panelled door providing access into storage cupboard with fitted railings and shelving, radiator, panelled doors leading into respective rooms.

### PRINCIPAL BEDROOM SUITE

with full height set of built-in wardrobes accessed via mirror sliding door fitted with railings and shelving, further recess making space for further storage furniture, engineered oak flooring, double panelled radiator, almost full height double glazed window overlooking both the designated green area at the edge of this development as well as far reaching views over adjacent fields.

### ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with dual wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, shaver point, heated towel rail, tiled flooring, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 2

with engineered oak flooring, radiator, recess creating space for further storage furniture and a set of double glazed windows overlooking both the designated green area at the edge of this development as well as far reaching views over adjacent fields.

## BEDROOM 3

with engineered oak flooring, radiator, double glazed window overlooking garden.

## BEDROOM 4

with engineered oak flooring, radiator, double glazed window overlooking garden.

## OUTSIDE

To the front the property is approached off Parr Close via a block paved pathway leading to a further pathway which provides access to the front entrance door with the front garden comprising two well stocked bedded areas full of mature flowering plants and shrubs.

To the rear is a low maintenance garden principally laid to lawn with a paved patio area led directly off the kitchen/dining room which goes the full width of the property and provides a wonderful space to both relax and entertain. In one corner of the garden is a recess behind a neighbouring garage where a timber storage shed can be found and at the other corner another paved patio area to allow users to follow the sun during the day. Timber side access gate leading out onto the driveway.

To the side of the property is a block paved driveway accessed off the main Parr Close road via a dropped kerb providing enough parking for two to three vehicles and also providing access to the GARAGE with up and over door fitted with power and lighting and can fit a regular size car still retaining the availability of further storage of items.



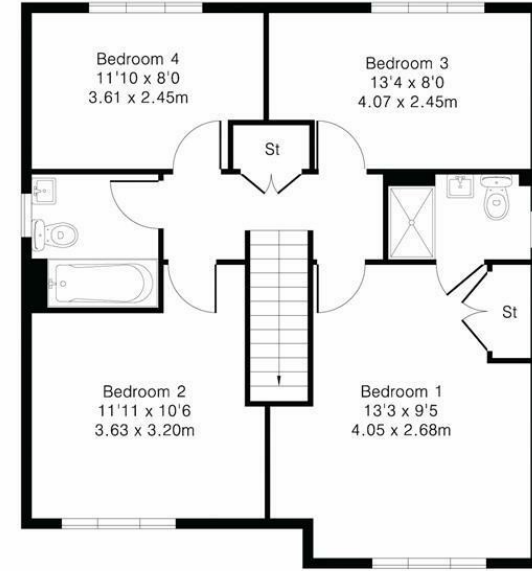




Approximate Gross Internal Area 1362 sq ft – 126 sq m  
 Ground Floor Area 681 sq ft – 63 sq m  
 First Floor Area 681 sq ft – 63 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
84	92

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (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 £485,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire



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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.