



Knightly Avenue, Cambridge, CB2 0AL



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Cambridge,
CB2 0AL

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Guide Price £1,475,000

- Driveway parking leading to the garage
- Underfloor heating throughout the ground and first floor
- Impressive second floor roof terrace and balcony views to the front over Nine Wells nature reserve and Granhams
- High specification throughout
- Envious position within sought after development

A fine semi detached residence situated in a prime location on the southern side of Cambridge offering easy access to Addenbrookes and the city centre, holding a remarkable position within the highly sought after Nine Well's development, enjoying far reaching views to the front over the Nine Wells nature reserve and Granhams. The versatile accommodation extends to 2,693 sq. ft. and is arranged over three floors with the addition of a generous driveway leading to the integral garage and further benefits from an attractive part walled rear garden.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, window to the front aspect, engineered wooden flooring, stairs to the first floor, door to inner hallway, doors to

FAMILY ROOM

With window to the front and side aspect, engineered wooden flooring

KITCHEN DINER / DAY ROOM

With Bi-fold doors opening to the garden, high specification two tone handleless kitchen with range of eye and base level units, quartz counter with undermounted sink with mixer tap over, integrated appliances include two chest level ovens, full height fridge, full height freezer, microwave and a dishwasher, space for under counter wine fridge, island with quartz counter, breakfast bar and inset induction hob with extractor hood over, engineered wooden flooring, door to

UTILITY ROOM

With window to the rear aspect, large cupboard with space for stacked tumble dryer and washing machine, cupboard housing boiler, range of eye and base level units with washing machine, quartz preparation counter with undermounted sink with chrome mixer tap over, engineered wooden flooring, door to the garden, door to garage with light and power

INNER HALLWAY

With large double cupboard, engineered wooden flooring, door to

GUEST CLOAKROOM

With window to the side aspect, low level wc with hidden cistern and eco flush plate, inset hand wash basin with chrome mixer tap over, part tiled walls, engineered wooden flooring

FIRST FLOOR

LANDING

With three double cupboards, stairs to the second floor, doors to

LIVING ROOM

A light and airy room with leafy outlooks, enjoying a southeast aspect with a window to the front and side aspect and a Juliette balcony

BEDROOM THREE

With window to the side and rear aspect, door to

EN-SUITE SHOWER ROOM

With contemporary suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted wash basin with chrome mixer tap over, large walk in wet room style shower area with glass and chrome screen, tiled floor, part tiled walls, chrome heated towel rail

BEDROOM FOUR

With sliding glazed door opening to the balcony area

BEDROOM FIVE / STUDY

With window to the rear aspect

FAMILY BATHROOM

With windows to the rear aspect, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, two wall mounted sinks with chrome mixer taps over, walk in wet room style shower area with drencher head over and panelled bath with chrome mixer tap, tiled floor, part tiled walls, chrome heated towel rail

SECOND FLOOR

LANDING

With window to the side aspect, double cupboard, door to second floor roof terrace, doors to

PRINCIPAL BEDROOM

An impressive room with vaulted ceilings and a southwest aspect, window to the front and side aspect, sliding glazed doors to covered balcony area with far reaching views of the countryside, door to walk in wardrobe, door to

EN-SUITE SHOWER ROOM

With Velux window, contemporary suite comprising low level wc with hidden cistern and eco flush plate, two wall mounted sinks with chrome mixer taps over and walk in wet room style shower area with drencher head over, chrome heated towel rail, part tiled walls, tiled floor

BEDROOM TWO

With windows to the rear aspect, fitted wardrobe with sliding doors, door to

EN-SUITE SHOWER ROOM

With Velux window, contemporary suite comprising; low level wc with hidden cistern and eco flush plate, wall mounted wash basin with chrome mixer tap over and shower area with glass/ chrome screen and drencher head over, part tiled walls, tiled floor, chrome heated towel rail

OUTSIDE

The fully enclosed part walled rear garden has been thoughtfully landscaped to feature a large patio area with external wall lights, a gravel pathway leading to the greenhouse, a range of well established feature flower beds, raised vegetable beds, a selection of climbers, an outside tap, storage shed and gated side access.


The front of the property offers driveway parking for two small cars in tandem leading to the integral garage with an electric up and over door. Furthermore, the front features a decorative pebble area, a selection of mature shrubs and a pathway leading to the covered entrance door.

AGENTS NOTE

Service Charge - £150.20 per annum





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		85	90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £1,475,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - South Cambridgeshire



Approximate Gross Internal Area 2693 sq ft - 250 sq m

Ground Floor Area 836 sq ft – 78 sq m

First Floor Area 1135 sq ft – 105 sq m

Second Floor Area 722 sq ft – 67 sq m

Garage Area 299 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.