



**Eagle Way, Northstowe CB24 1BY**

**welcome to**  
**Eagle Way, Northstowe**

William H Brown are delighted to bring to the market this well-presented, ideally located two bedroom detached coach house in the newly built Northstowe development, an extension of the Cambridge City area.

**Entrance Hall**

New composite door to the front aspect housing a frosted double glazed window, stairs rising to the main living space.

**Lounge/Diner Area**

17' 9" x 13' 6" MAX ( 5.41m x 4.11m MAX )

Two double glazed windows to the rear, large floor to ceiling double glazed window to the front aspect allowing for plenty of natural light. Television points, two radiators, large double fronted built in storage cupboard.

**Kitchen**

12' 1" x 6' 2" ( 3.68m x 1.88m )

Wide range of wall hung and base level white gloss units with wood effect work top, under cupboard lighting, integrated electric cooker and gas hob with hood vent above. Range of integrated white goods, stainless steel sink and drainer with mixer tap, double glazed window to the rear aspect and radiator. Inset spotlights.

**Inner Hallway**

Doors to family bathroom and all bedrooms, loft access hatch.





### **Bedroom One**

10' 3" x 11' 2" ( 3.12m x 3.40m )

Large floor to ceiling double glazed window to the front aspect allowing for ample natural light, television points and radiator.

### **Bedroom Two**

8' 5" x 10' 5" ( 2.57m x 3.17m )

Double glazed window to the front aspect and radiator.

### **Family Bathroom**

Fully tiled, obscure double glazed window to the rear aspect, low level wc, wash hand basin, chrome heated towel rail and bath tub with shower over.

### **Rear Garden**

Mostly patio rear garden space with small laid to lawn area, timber fence enclosed.



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welcome to

## Eagle Way, Northstowe

- Private Off-Road Parking
- Garage with Power
- Rear Garden
- Modern Design
- Calling all First Time Buyers and Investors!!

Tenure: Freehold

EPC Rating: B

offers over

**£290,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
NMT104074 - 0016

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