

# COOKE CURTIS & CO



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40 High Street  
Trumpington  
Cambridge CB2 9LS

146 sqm / 1580 sqft

4 bed, 1 recep, 3.5 bath

Off Street Parking

EPC - tbc

Semi & Detached Homes

High Specification

10 Year New Build Warranty

Council tax band - tbc

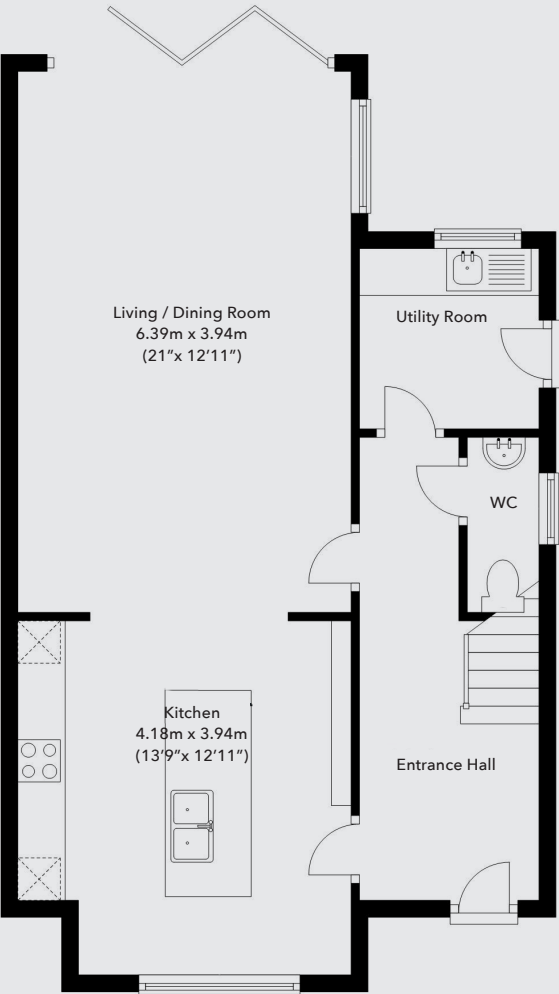
High Street, Milton

A superb new development consisting of three homes, a pair of semi's and a detached property. All of which have expansive accommodation over three floors and high ceilings providing a voluminous living environment, finished to a high specification, located in the centre of the village. 10 year building warranty. Available Summer 2021.



# Plot 3

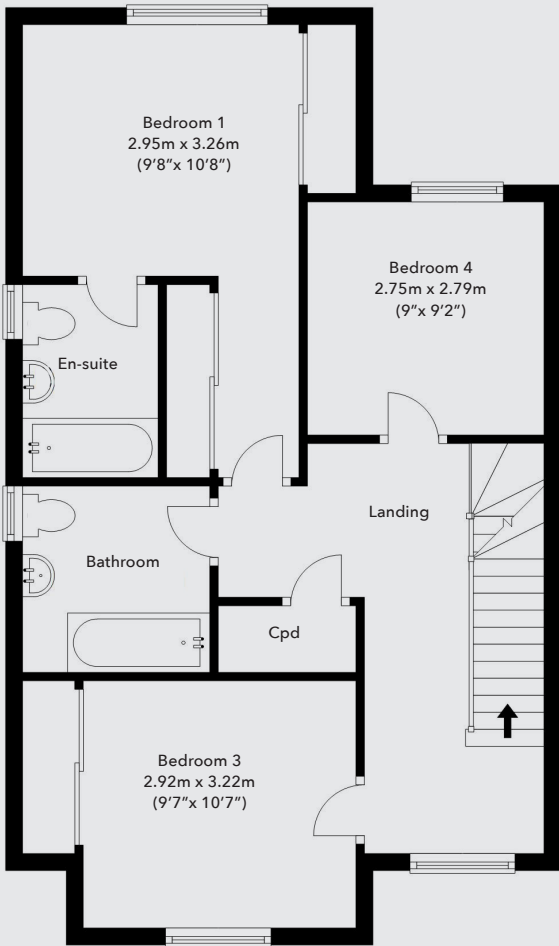
Ground Floor:  
Approx. 58.4 sq. metres  
(629 sq. feet)



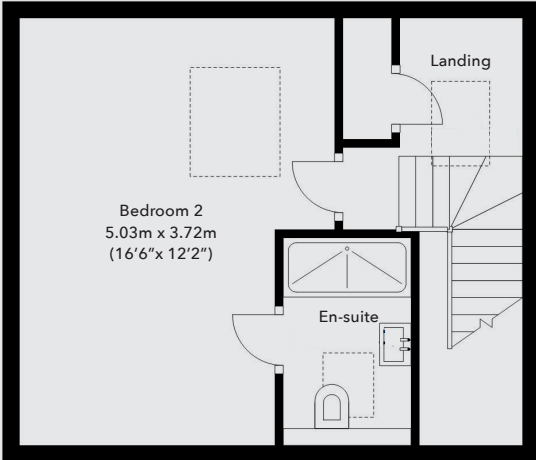
Total area:  
Approx. 146.7 sq. metres  
(1579.3 sq. feet)



First Floor:  
Approx. 58.4 sq. metres  
(628.5 sq. feet)



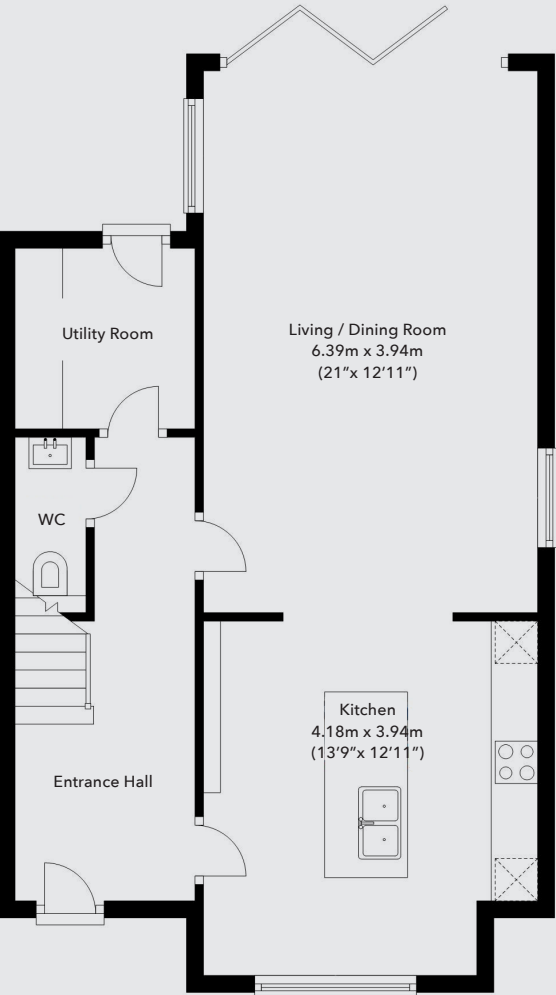
Second Floor:  
Approx. 29.9 sq. metres  
(321.9 sq. feet)





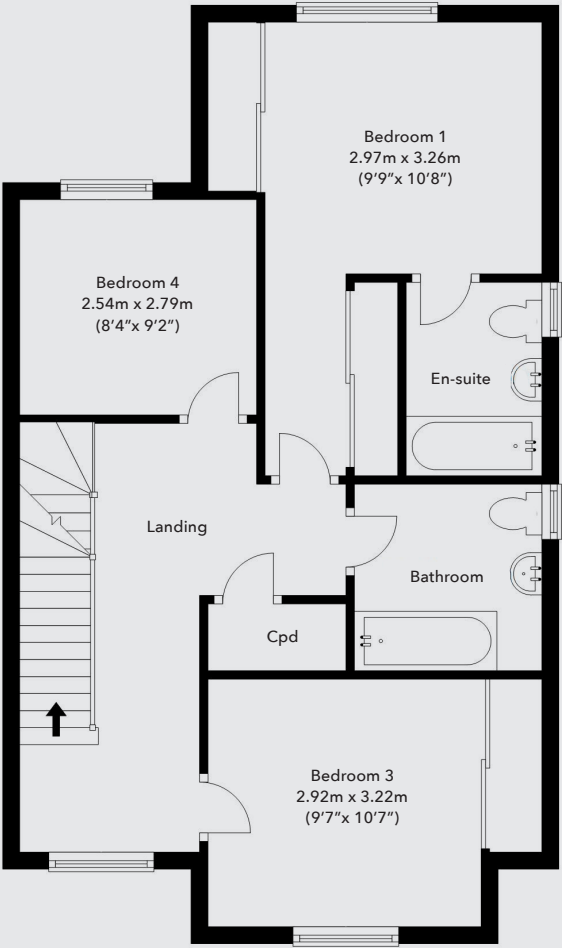
# Plot 2

Ground Floor:  
Approx. 58.4 sq. metres  
(629 sq. feet)

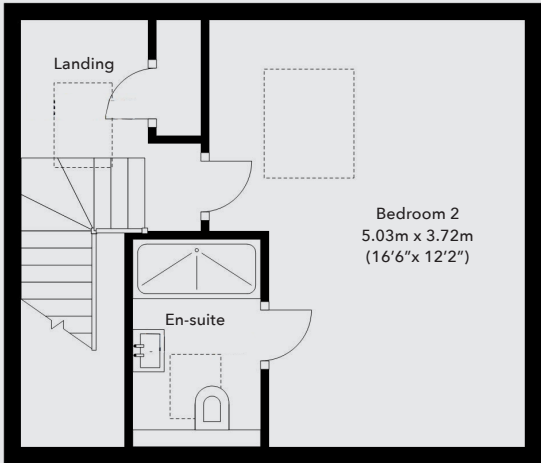


Total area:  
Approx. 146.8 sq. metres  
(1580 sq. feet)

First Floor:  
Approx. 58.5 sq. metres  
(629.2 sq. feet)



Second Floor:  
Approx. 29.9 sq. metres  
(321.9 sq. feet)



**Kitchens Designed by Manor Interiors**

- Fully fitted kitchens with NEFF integrated appliances
- Induction hob, single built-in oven, and built-in combi microwave oven
- Dishwasher, integrated fridge freezer and ELICA integrated extractor hood
- Blanco stainless steel sink with MAX chrome mixer tap
- High quality Silestone worktops with full height splash back and matching upstand
- Hafele LED strip lights under cabinets and hob run plinth and cutlery inserts
- Soft close cabinets and drawers, with extra tall and deep wall units

**Elegant and Contemporary bathrooms and en-suites**

- Villeroy & Boch Subway 2.0 and Avento White Alpin sanitaryware
- Sussex Ashdown flat fronted ladder towel rails with Drayton TRV chrome valves
- Hansgrohe Talis E Single lever wash basin mixer taps and bottle traps
- Aqualisa Premier Infinia and HiQu digital shower and bath systems
- Showerlab 10mm shower screens with 180-degree hinged returns
- Crosswater Design Double folding bath screens
- Just Trays Fusion flat top shower trays in white
- Ambiance Bain Komplements 2 drawer vanity units to suit Avento basins
- HiB mirrors and cabinets with charging points, heated pads and LED lighting
- Fully tiled bathrooms and en-suites with Villeroy & Boch or Porcelanosa floor and wall tiles

**Internal finishes of the highest quality**

- Engineered Oak wood flooring to dining and living room areas
- Villeroy & Boch Bernina Griege Matt floor tiles to kitchen, hallway and utility room
- Villeroy & Boch and Porcelanosa floor and wall tiles to WC, bathroom and en-suites
- High quality carpets to stairs, landing, and all bedrooms
- A combination of glazed and solid core internal doors
- Fitted wardrobes with sliding doors to bedroom 1
- Contemporary skirtings and architraves
- David Smith softwood staircases (white) with oak handrails
- Low energy recessed LED spotlights and pendantLighting

**External finishes**

- Ultimate Rose Mark III UPVC double glazed Sash windows (white woodgrain foil finish)
- GRP composite 6 panel blue solid front door with white UPVC door frame
- Aluminium Bi-fold doors (white powder coated external & Internal) to rear terrace
- Velux white polypropylene roof lights to bedroom 2 and second floor landing
- AAB Buff Handmade facing bricks to external walls and front dwarf wall
- Brick corbeling and dentil detailing to front and rear facades
- CUPA 12 non-carbonated dark grey natural slate roof coverings
- Marshall Drivesett 60mm Piora Permeable paving laid to rear parking area
- 1.8m high close boarded fencing and close boarded gates
- Shed base and shed with cycle hoops
- Front garden areas laid to shingle
- Rear gardens laid to lawn

**Heating**

- Gas fired Vaillant boiler complete with magnetic system filter (10 year manufacturers warranty, subject to conditions)
- Megaflo unvented hot water cylinder
- Underfloor heating (Wunda) to ground floors in all 3 plots 4 zones with separate programmable controls
- Stelrad Vita Deco radiators to first and second floors

**Electrical**

- Wired for Virgin Media in living room and bedrooms 1 and 2
- MK white sockets with brushed stainless steel in kitchen & utility
- V50 JCC Downlighters in all rooms
- External front and rear outside lighting
- External rear double socket
- Mains operated interlinked Smoke and Carbon monoxide alarm system
- Ring doorbell /camera
- Future television aerial wired to loft space from living room

**Mechanical**

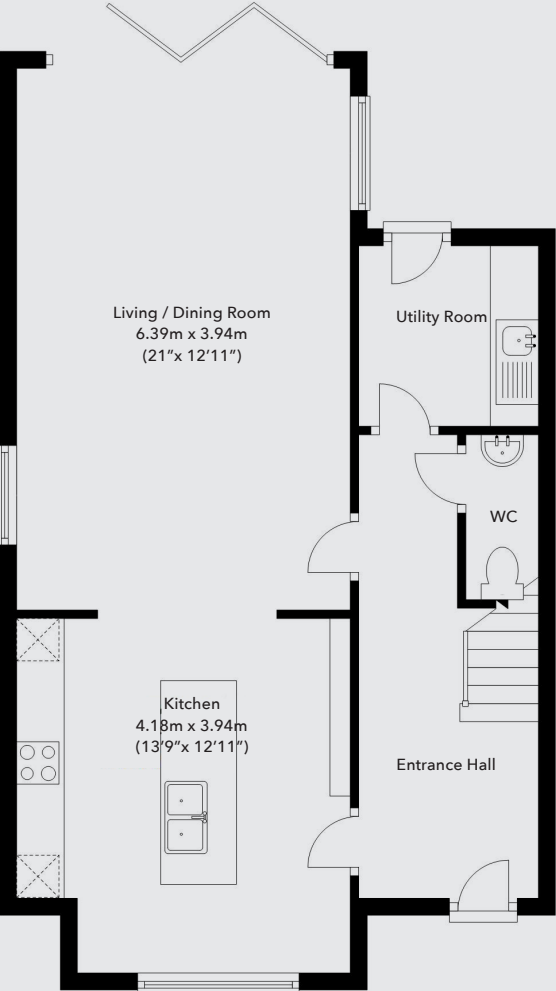
- Vent Axia mechanical heat recovery system to all habitable and wet rooms

**Warranty**

- 10-year Advantage New Homes Warranty

Plot 1

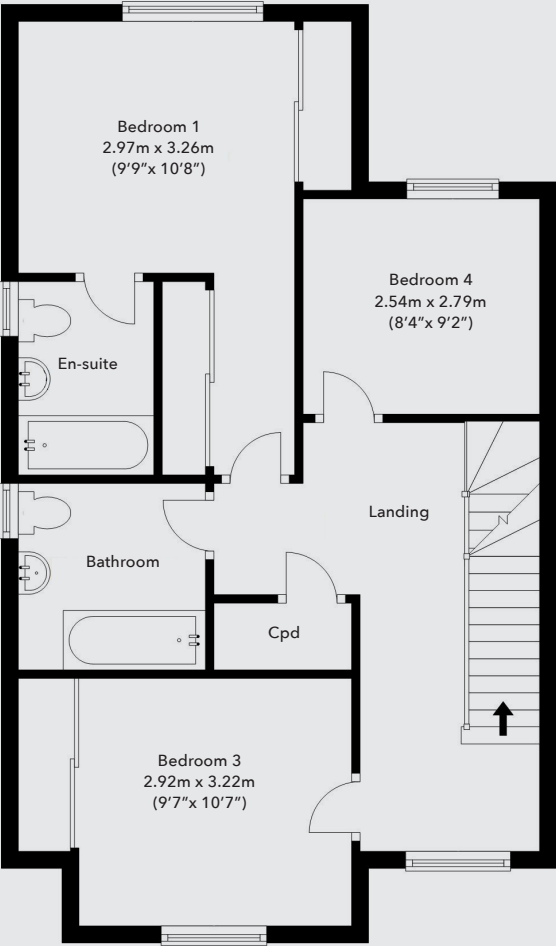
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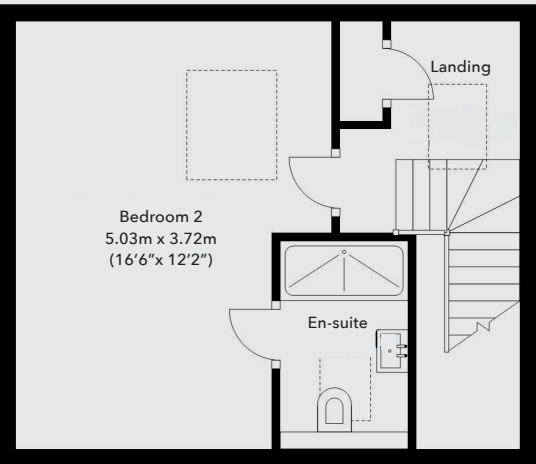
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The accommodation of each unit briefly comprises;

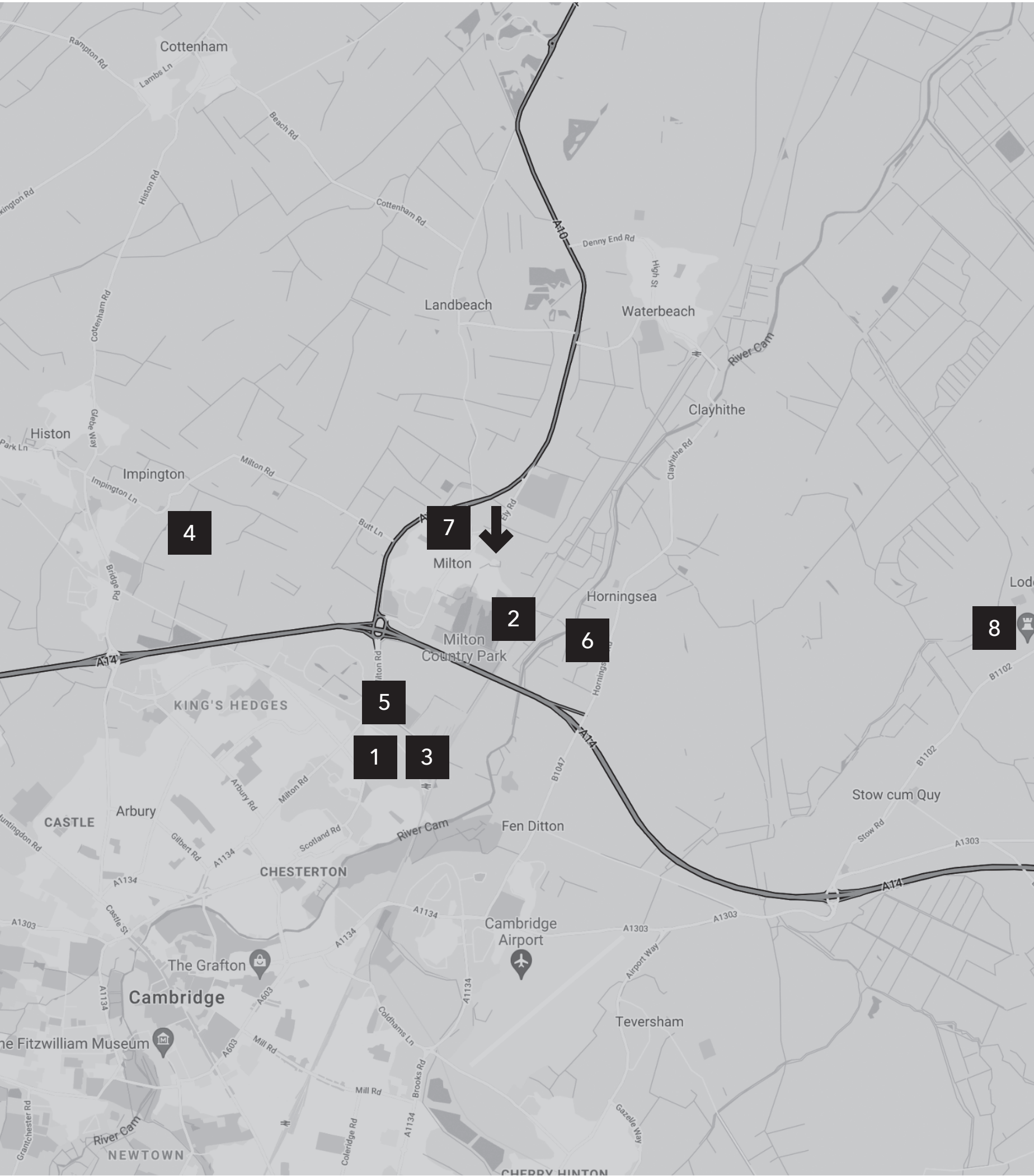
Entrance hall with stairs rising to the first floor, cloakroom with modern white two piece suite, utility room, open plan living/ dining/kitchen enjoying a dual aspect and bi-fold doors to the rear garden.

First floor landing with stairs rising to the second floor, three bedrooms and a family bathroom, master bedroom with a range of fitted wardrobes and an en-suite, second floor landing, guest bedroom with en-suite shower room.

Outside the property benefit from shallow frontage, fully enclosed gardens to the rear and off street parking.







# Milton

Milton is a popular village, conveniently located just north of the city, with the science park and Cambridge City Centre easily accessible by car or bicycle. Cambridge North Train Station is also nearby providing access to the city centre, London Kings Cross and further London connections.

The village is located close to the A14 and M11 which in turn provide access to major road networks beyond and a short walking distance of the River Cam which is also on the national cycle network route to Cambridge and Ely.

Milton offers a wide range of local amenities including a large Tesco supermarket, veterinary hospital, parish church, several public houses and a primary school. For leisure pursuits there is the Community Centre and Milton Country Park which hosts a number of sporting and recreational events throughout the year.

1	NHS Medical Centre	5	Science park
2	Milton country park	6	Baits bite lock
3	Cambridge North Station	7	Primary school
4	Impington Village College	8	Anglesey Abbey