



The Boulevards Northstowe

A delightful range of 2, 3, 4 & 5 bedroom homes.

The Boulevards is an exceptional new development, set within the innovative new Cambridgeshire town of Northstowe, 10 miles from Cambridge city centre and within easy reach of the A14, A10 and M11. A mixed and balanced community, with an accent on health and wellbeing, Northstowe enjoys fibre optic connectivity, great public transport and electric vehicle charging points, while excellent healthcare, schools, shops and community facilities are of prime importance to the town. With plenty of space for sport and recreation, its open areas and buildings are conceived to enhance biodiversity, creating green corridors all around.

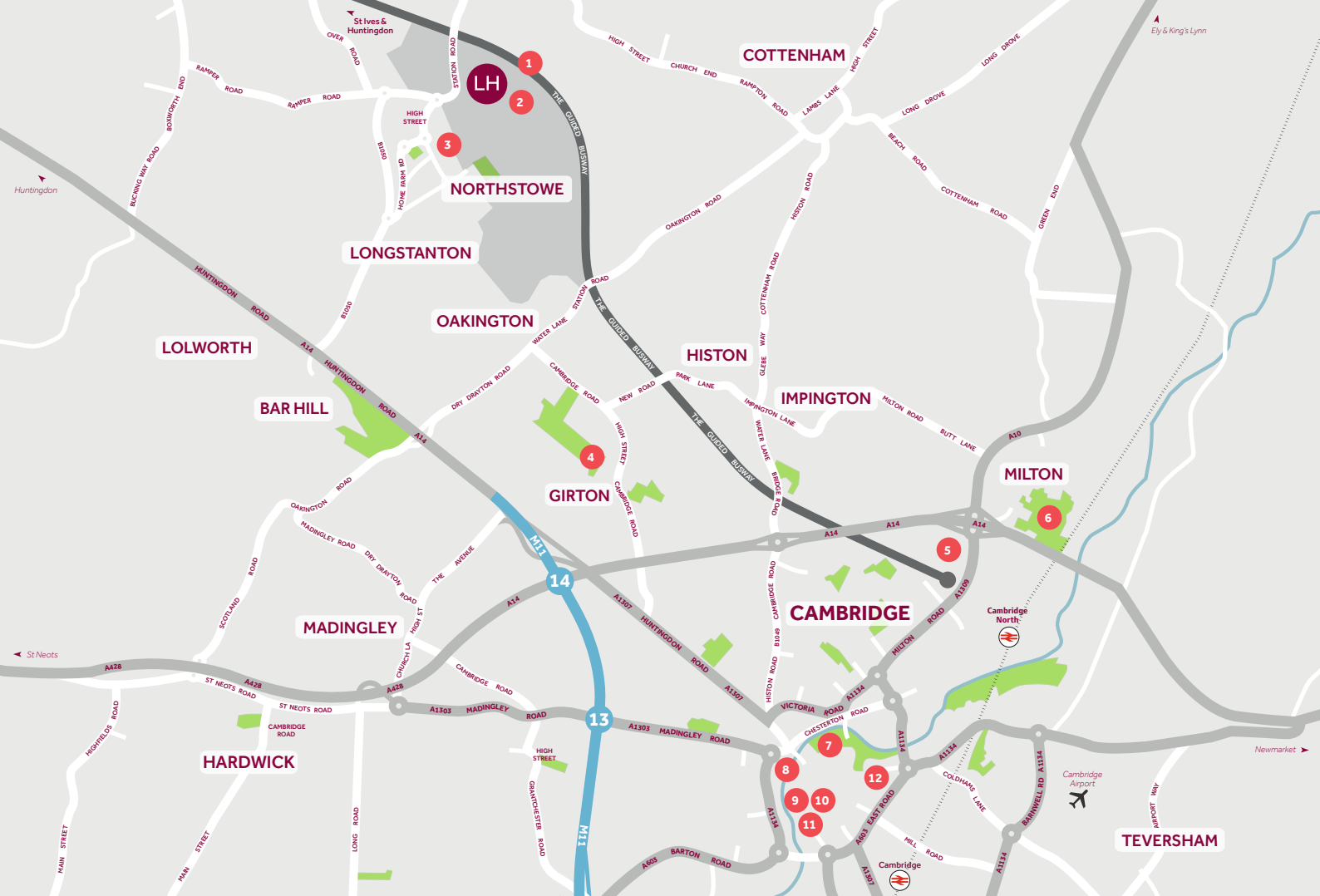
With Cambridge offering a host of work and leisure opportunities, plus a unique shopping experience, here you'll find museums, art galleries, cafés, pubs, restaurants and parks, alongside historic college buildings and the beautiful River Cam. Dedicated walking and cycling routes provide great connectivity into and around Northstowe, while The Busway provides a direct link to Cambridge North train station, from where London Kings Cross can be reached in 55 minutes. The surrounding countryside offers many places to visit, with lazy waterways, historic churches, stately homes and picturesque villages all waiting to be explored.

The Boulevards

Northstowe, Longstanton CB24 3DS | 01223 636132

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Around the local neighbourhood

- | | | |
|----------------------------------------|--------------------------|--------------------------------|
| 1 Longstanton Park & Ride | 5 Cambridge Science Park | 9 University of Cambridge |
| 2 The Pathfinder C of E Primary school | 6 Milton Country Park | 10 Cambridge Corn Exchange |
| 3 Hatton Park Primary School | 7 Jesus Green | 11 The Fitzwilliam Museum |
| 4 Girton Golf Club | 8 Bridge of Sighs | 12 The Grafton Shopping Centre |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).
April 2021.

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Development layout



- 5 bedroom home**
- The Wells
 - The Wells Variation
 - The Fordham
- 4 bedroom home**
- The Aslin
 - The Downham
 - The Leverton
 - The Cottingham
 - The Kempe
 - The Hawkwell
 - The Clarence
 - The Stapleford
 - The Woodhurst
 - The Yaxley
- 3 bedroom home**
- The Elliot
 - The Eveleigh
 - The Doddington
 - The Doddington 2
 - The Cheveley
 - The Elsworth
 - The Foxton
 - The Girtton
- 2 bedroom home**
- The Hardwick
 - The Harcourt
 - The Ashley
 - The Barton
- Affordable Housing ***
- 3 bedroom homes
 - 4 bedroom homes

V Visitor Parking Space Shed

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.



Specification Homes 47 to 50 and 178 to 271

We give you so much more

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Specification Homes 47 to 50 and 178 to 271

We give you so much more

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

	2 bedroom homes	3 bedroom homes	4 bedroom homes	5 bedroom homes
Kitchen				
Symphony fitted kitchen with soft close doors, laminate worktops and matching upstands	■	■	■	■
Single under-counter oven in stainless steel	■	■		
Double under-counter oven in stainless steel			■	■
4 burner gas hob with stainless steel splashback behind hob	■	■	■	■
Integrated extractor hood	■	■		
Chimney hood in stainless steel			■	■
Space for dishwasher* and washing machine with plumbing and electrical supply	■	■	■	■
Integrated fridge freezer			■	■
Single bowl stainless steel sink with mixer tap	■	■		
1½ bowl stainless steel sink with single lever mixer tap			■	■
Single bowl stainless steel sink with single lever mixer tap to utility (where applicable)			■	■
Multigrid switch to kitchen appliances	■	■	■	■
Bathroom, ensuite & cloakroom				
Tempo by Ideal Standard contemporary white sanitaryware with single lever mixer taps	■	■	■	■
Close-coupled WC's with soft close seat and cover	■	■	■	■
Shower cubicles (where applicable) and thermostatic shower, clear glass and silver framed enclosures	■	■	■	■
Half-height tiling to the perimeter of bath*, and full-height to shower cubicle (where applicable)	■	■	■	■
Full height tiling to shower cubicles	■	■	■	■
Splashback tiling to all basins	■	■	■	■
Electrical				
White pendant lights throughout	■	■	■	■
TV and BT points as working drawing	■	■	■	■
White switchplates and sockets throughout	■	■	■	■
Hardwired ionisation smoke alarm/s and battery operated carbon monoxide detector	■	■	■	■
Heating				
'A' rated energy efficient gas boiler	■	■	■	■
7 day programmable thermostat control to each heating zone	■	■	■	■
Round tap radiators with thermostatic radiator valves	■	■	■	■
Internal Finishes				
White internal doors with satin chrome ironmongery	■	■	■	■
Timber staircase with gloss painted woodwork	■	■	■	■
Walls in Supermatt White emulsion	■	■	■	■
Splashback tiling above basin only	■	■	■	■
Ceilings – flush smooth finish in white emulsion	■	■	■	■
External				
GRP main entrance door with multi point locking system	■	■	■	■
GRP rear entrance door with multi point locking system (where applicable)	■	■	■	■
PVCu grey windows and French casement doors with multi point locking system	■	■	■	■
External light to front with PIR and dusk to dawn sensor	■	■	■	■
Mains operated doorbell	■	■	■	■
Buff riven paving slabs to paths and patio	■	■	■	■

*When an upgraded high-level shower pack is selected, full height tiling to length and sides of bath is applied as part of an upgrade pack.

The specifications of all our homes is correct at the date of going to press but may be subject to change as necessary and without notice. Please ask your Sales Executive for more information. April 2021.

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The Hardwick 2 bedroom home

Homes 228, 229, 233 & 234

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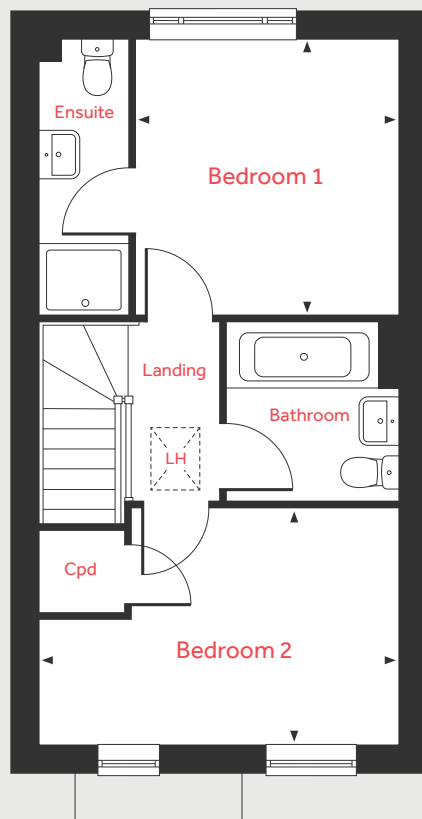
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The Hardwick

2 bedroom home

Homes 228,229,233 & 234



Ground Floor

Living Room

3.70m x 3.51m 12'1" x 11'6"

Kitchen/Dining Area

4.08m x 3.16m 13'5" x 10'4"

First Floor

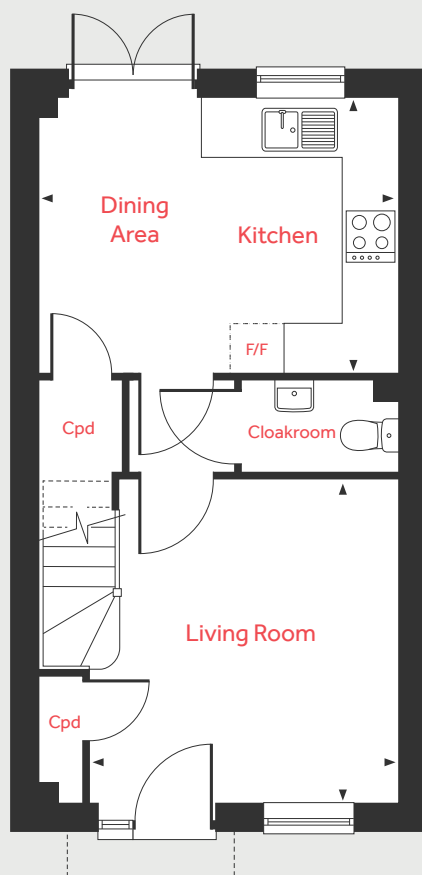
Bedroom 1

3.16m x 3.01m 10'4" x 9'10"

Bedroom 2

4.08m x 2.70m 13'5" x 8'10"

Ground Floor



LH Loft hatch F/F Space for fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

Cpd Cupboard ◀ ▶ Measuring points

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The Eveleigh

3 bedroom home

Homes 67, 68 & 184

Please note: Home 184 is detached.

Please see Sales consultant for further details.



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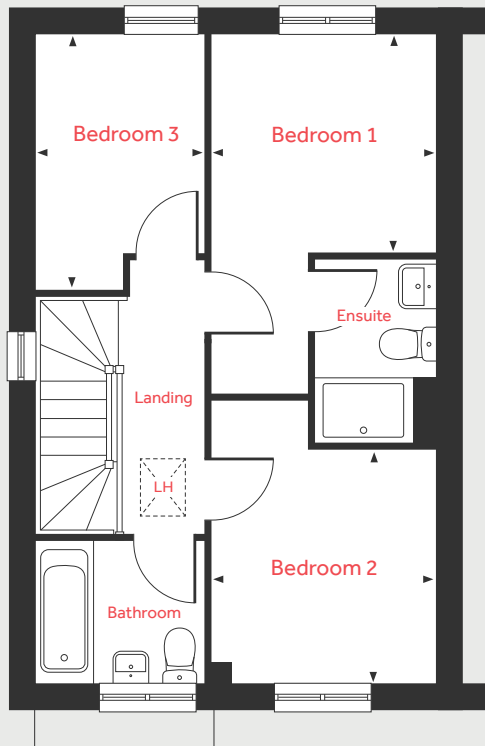
The Eveleigh

3 bedroom home

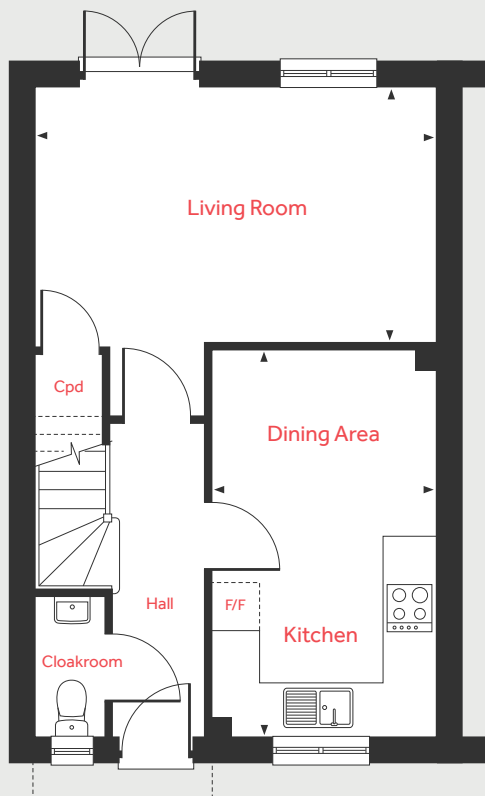
Homes 67, 68 & 184

Please note: Home 184 is detached.
Please see Sales consultant for further details.

First Floor



Ground Floor



Ground Floor

Living Room

4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 1

2.78m x 2.72m 9'1" x 8'11"

Bedroom 2

2.90m x 2.78m 9'6" x 9'1"

Bedroom 3

3.20m x 2.12m 10'6" x 6'11"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points
W	Space for wardrobe		

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The Cheveley

3 bedroom home

Homes 179, 182, 195, 221, 224, 251 & 252



Variation for homes 179 & 182

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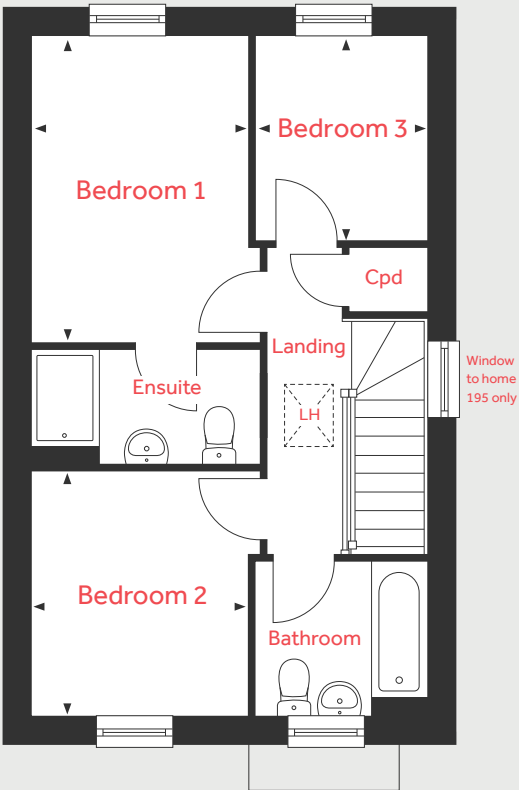
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The Cheveley

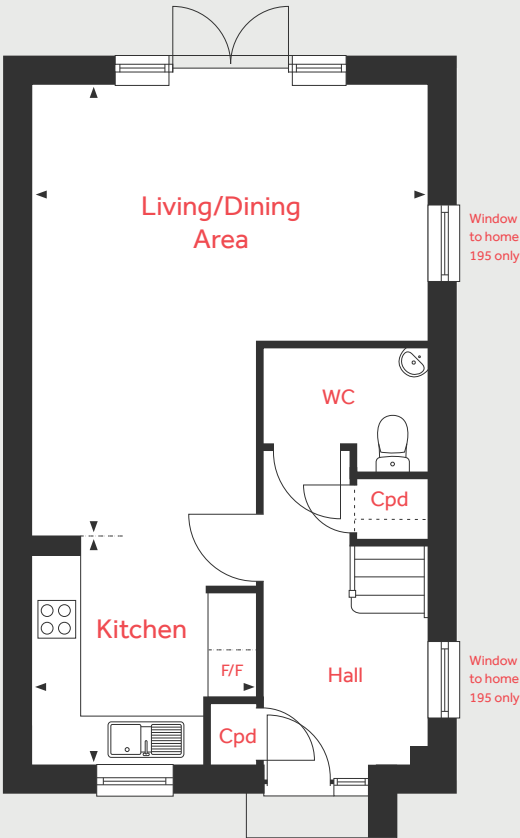
3 bedroom home

Homes 179, 182, 195, 221, 224, 251 & 252

First Floor



Ground Floor



Ground Floor

Living Room
5.10m x 4.93m 16'9" x 16'3"

Kitchen
3.42m x 2.81m 11'3" x 9'3"

First Floor

Bedroom 1
3.86m x 2.72m 12'8" x 8'11"

Bedroom 2
3.06m x 2.71m 10'0" x 8'11"

Bedroom 3
2.58m x 2.15m 8'6" x 7'1"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Doddington

3 bedroom home

Homes 178, 183, 188, 189, 223 & 267



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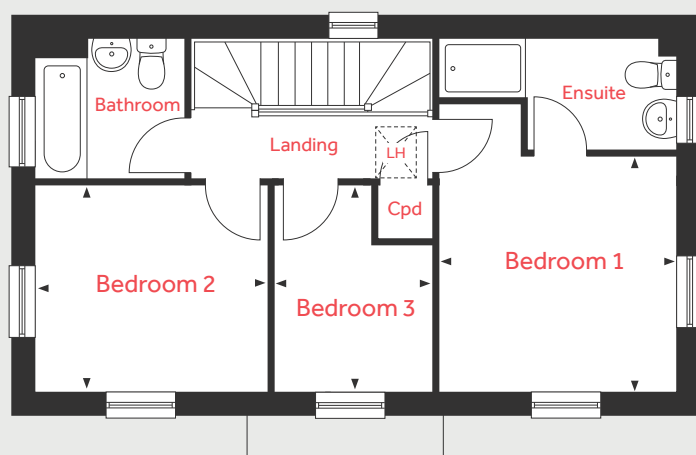
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The Doddington

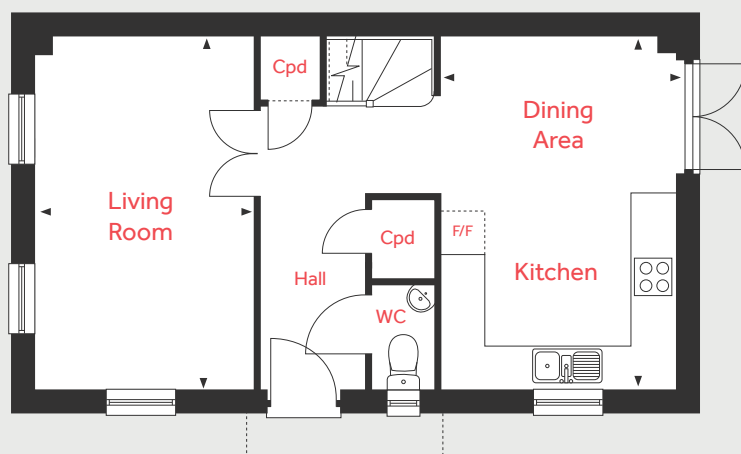
3 bedroom home

Homes 178, 183, 188, 189, 223 & 267

First Floor



Ground Floor



Ground Floor

Living Room

4.91m x 3.04m 16'1" x 10'0"

Kitchen/Dining Area

4.91m x 3.30m 16'1" x 10'10"

First Floor

Bedroom 1

3.32m x 3.30m 10'11" x 10'10"

Bedroom 2

3.25m x 2.86m 10'8" x 9'4"

Bedroom 3

2.86m x 2.24m 9'4" x 7'4"

LH	Loft hatch	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Doddington 2 3 bedroom home

Home 222

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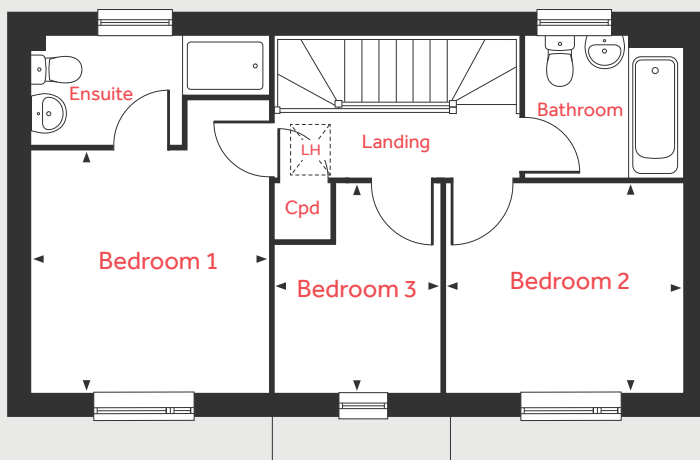
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The Doddington 2

3 bedroom home

Home 222

First Floor



Ground Floor

Living Room

4.91m x 3.10m 16'1" x 10'2"

Kitchen/Dining Area

4.91m x 3.30m 16'1" x 10'10"

First Floor

Bedroom 1

3.32m x 3.30m 10'11" x 10'10"

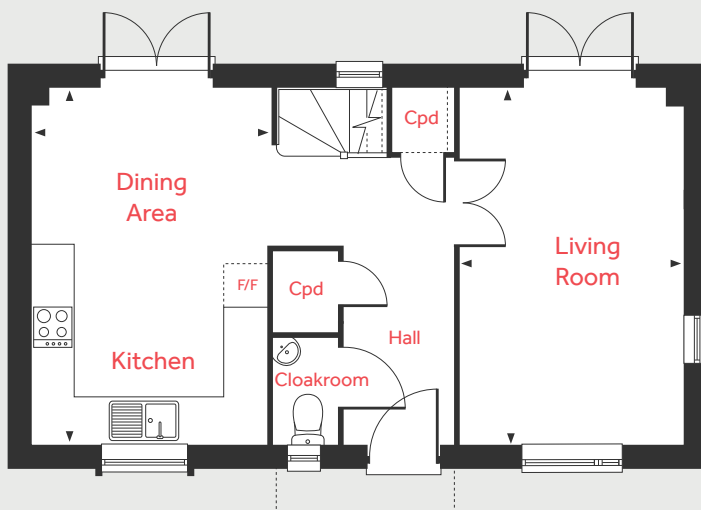
Bedroom 2

3.26m x 2.86m 10'7" x 9'4"

Bedroom 3

2.86m x 2.29m 9'4" x 7'6"

Ground Floor



LH	Loft hatch	F/F	Space for fridge freezer
AC	Airing Cupboard	◀ ▶	Measuring points
Cpd	Cupboard		

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The Girton 3 bedroom home

Homes 43, 44, 191, 192, 193, 194, 213, 214, 254 & 255



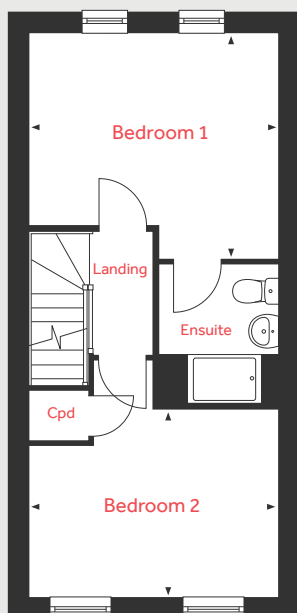
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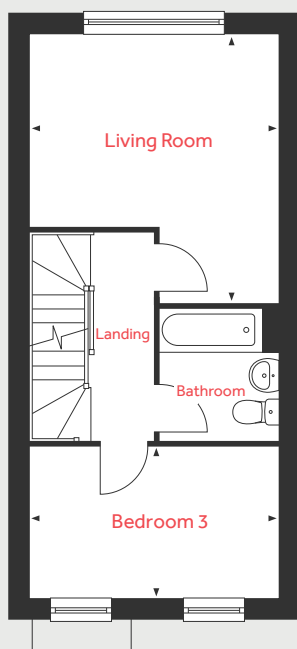
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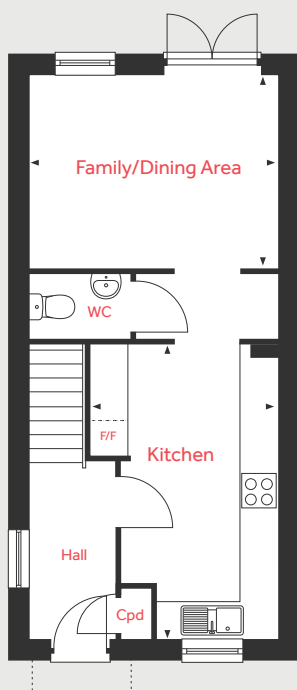
Second Floor



First Floor



Ground Floor



The Girton

3 bedroom home

Homes 43, 44, 191, 192, 193, 194, 213, 214, 254 & 255

Ground Floor

Family/Dining Area

4.03m x 3.16m 13'3" x 10'4"

Kitchen

4.80m x 3.06m 15'9" x 10'0"

First Floor

Living Room

4.24m x 4.03m 13'11" x 13'3"

Bedroom 3

4.03m x 2.63m 13'3" x 8'7"

Second Floor

Bedroom 1

4.03m x 3.68m 13'3" x 12'1"

Bedroom 2

4.03m x 3.05m 13'3" x 10'0"

AC	Airing Cupboard	F/F	Space for fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Aslin 4 bedroom home

Homes 47, 48, 49, 50, 91, 92, 93, 94, 185, 186, 187, 190, 261, 262 & 263

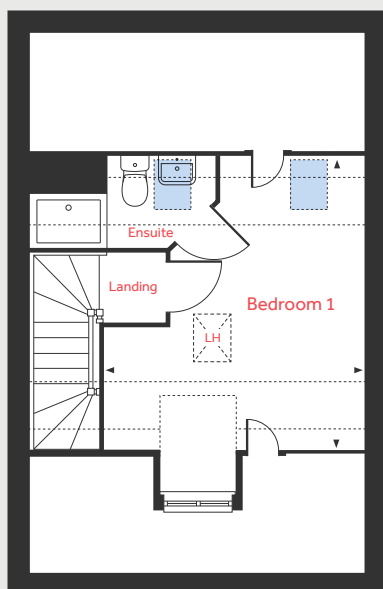
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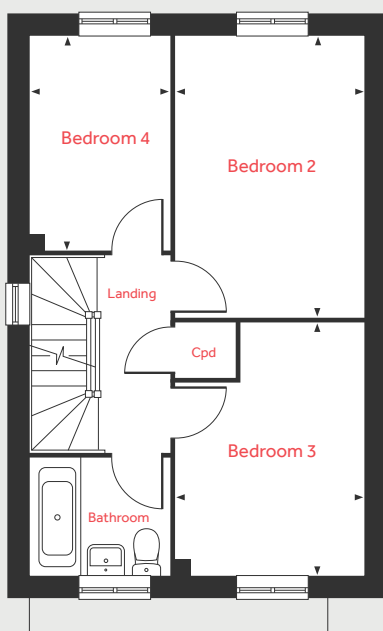
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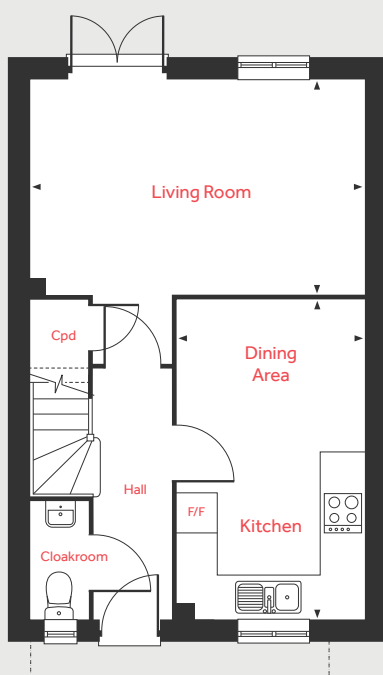
Second Floor



First Floor



Ground Floor



The Aslin

4 bedroom home

Homes 47, 48, 49, 50, 91, 92, 93, 94, 185, 186, 187, 190, 261, 262 & 263

Ground Floor

Living Room

4.98m x 3.20m 16'4" x 10'6"

Kitchen/Dining Area

4.78m x 2.80m 15'8" x 9'2"

First Floor

Bedroom 2

4.21m x 2.80m 13'9" x 9'2"

Bedroom 3

3.78m x 2.80m 12'4" x 9'2"

Bedroom 4

3.20m x 2.10m 10'6" x 6'10"

Second Floor

Bedroom 1

4.42m x 3.89m 14'6" x 12'9"

LH	Loft hatch		Velux window
Cpd	Cupboard		Measuring points
F/F	Integrated fridge freezer		Reduced ceiling height

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The Leverton 4 bedroom home

Homes 207 & 208

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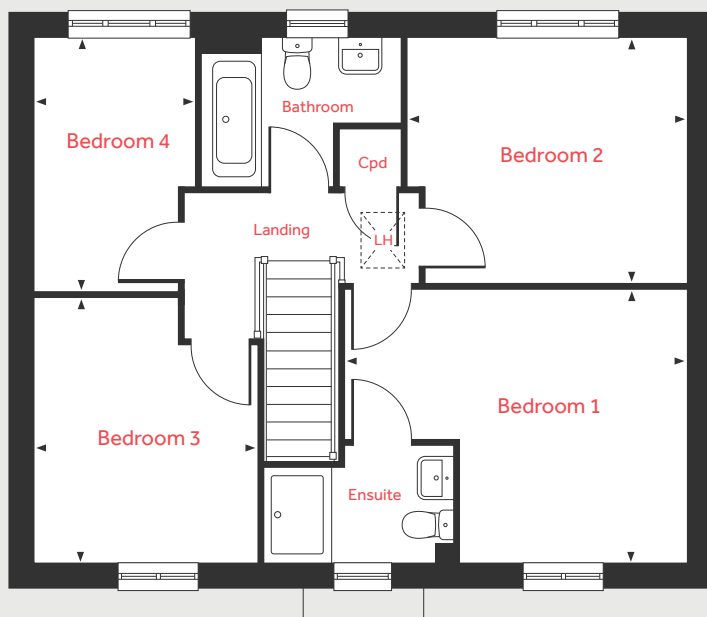
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The Leverton

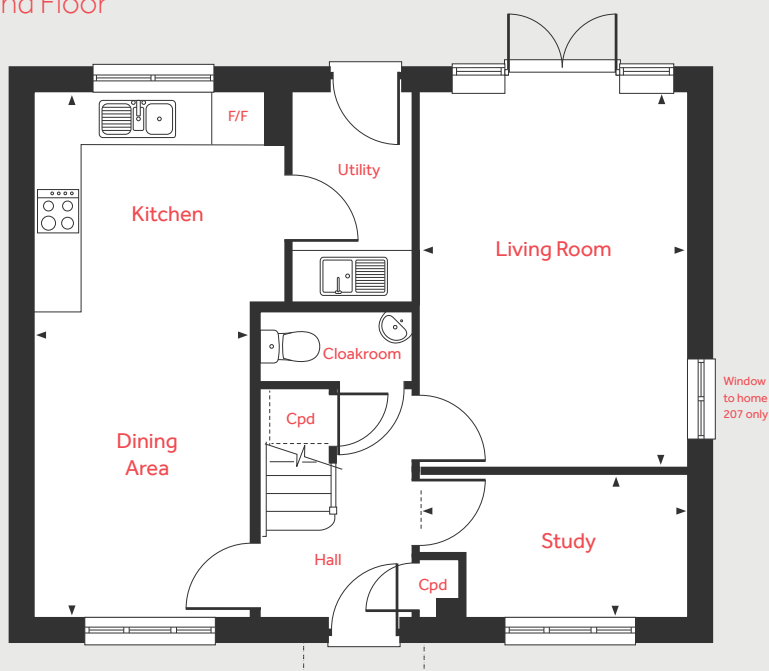
4 bedroom home

Homes 207 & 208

First Floor



Ground Floor



Ground Floor

Living Room
4.81m x 3.39m 15'9" x 11'1"

Kitchen/Dining Area
6.71m x 2.81m 22'0" x 9'2"

Study
3.39m x 1.82m 11'1" x 5'11"

First Floor

Bedroom 1
4.40m x 3.49m 14'5" x 11'5"

Bedroom 2
3.59m x 3.15m 11'9" x 10'4"

Bedroom 3
3.38m x 2.88m 11'1" x 9'5"

Bedroom 4
3.26m x 2.08m 10'8" x 6'10"

LH Loft hatch Cpd Cupboard
F/F Integrated fridge freezer < > Measuring points

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The Stapleford

4 bedroom home

Homes 165, 166, 167, 242, 243, 264 & 265



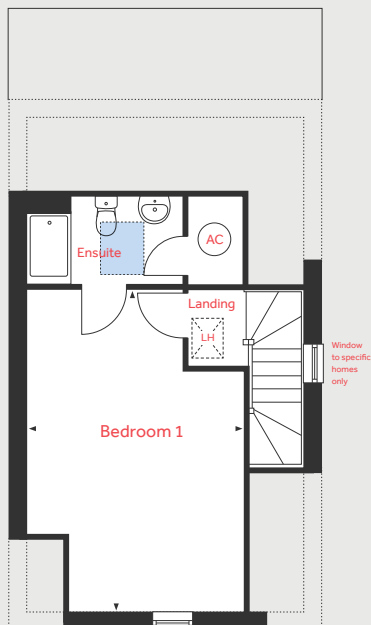
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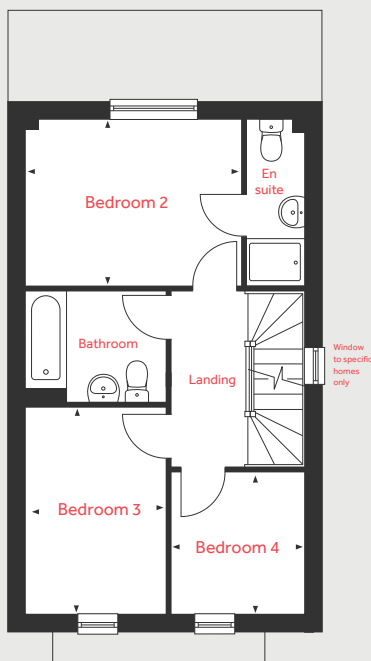
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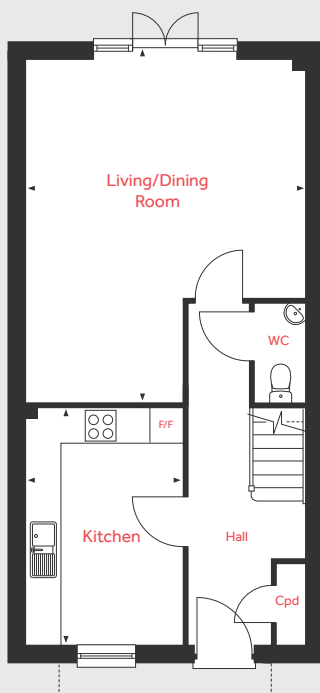
Second Floor



First Floor



Ground Floor



The Stapleford

4 bedroom home

Homes 165, 166, 167, 242, 243, 264 & 265

Ground Floor

Living/Dining Room

5.98m x 4.80m 19'7" x 15'9"

Kitchen

4.03m x 2.64m 13'3" x 8'8"

First Floor

Bedroom 2

3.72m x 2.86m 12'2" x 9'5"

Bedroom 3

3.57m x 2.40m 11'9" x 7'10"

Bedroom 4

2.42m x 2.32m 7'11" x 7'7"

Second Floor

Bedroom 1

5.57m x 3.60m 18'3" x 11'10"

LH	Loft hatch	F/F	Integrated fridge freezer
AC	Airing Cupboard		Velux window
Cpd	Cupboard	◀ ▶	Measuring points

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The Woodhurst

4 bedroom home

Homes 198, 199, 200, 201, 202, 203, 220,
256, 257, 258, 259 & 260



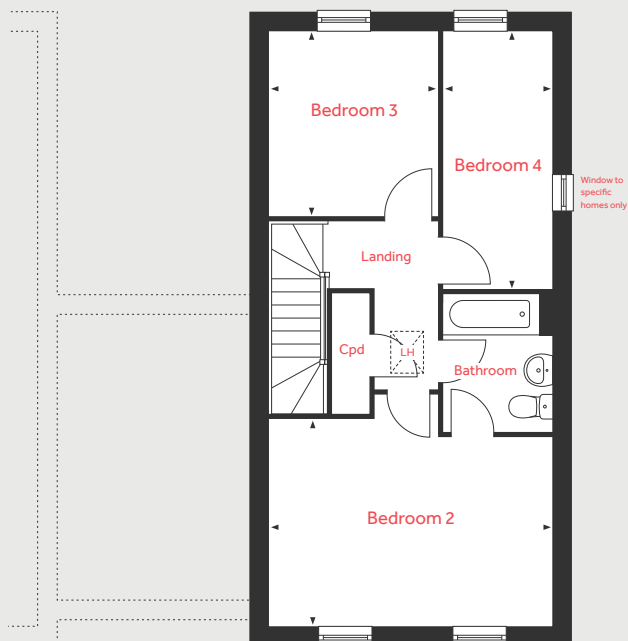
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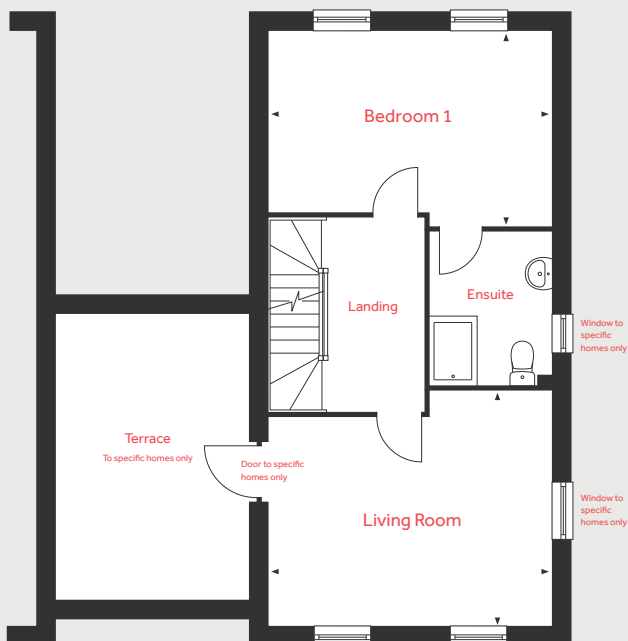
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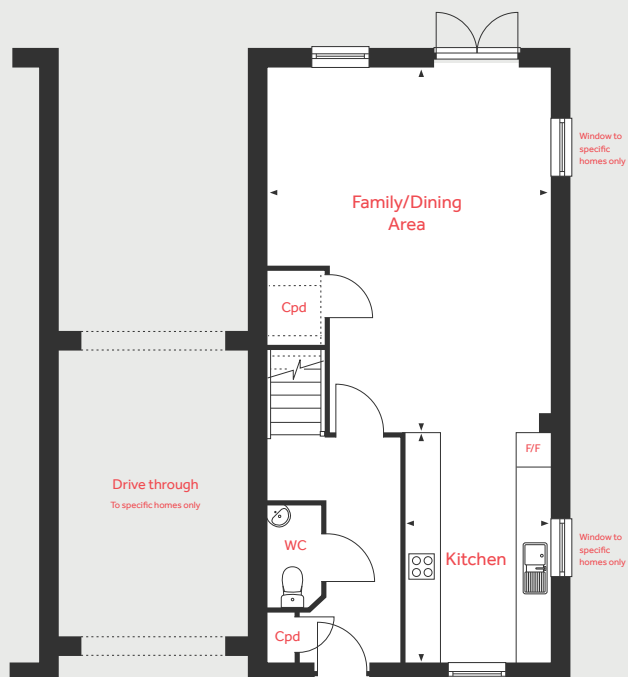
Second Floor



First Floor



Ground Floor



The Woodhurst

4 bedroom home

Homes 198, 199, 200, 201, 202, 203, 220, 256, 257, 258, 259 & 260

Ground Floor

Family/Dining Area

6.30m x 4.94m 20'8" x 16'2"

Kitchen

4.01m x 2.57m 13'2" x 8'5"

First Floor

Living Room

4.94m x 4.05m 16'2" x 13'3"

Bedroom 1

4.94m x 3.39m 16'2" x 11'1"

Second Floor

Bedroom 2

4.94m x 3.59m 16'2" x 11'9"

Bedroom 3

3.16m x 2.93m 10'4" x 9'7"

Bedroom 4

4.45m x 1.93m 14'7" x 6'4"

AC	Airing Cupboard	F/F	Integrated fridge freezer
Cpd	Cupboard	◀ ▶	Measuring points

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The Yaxley 4 bedroom home

Homes 215, 216, 217, 218, 219, 249 & 250

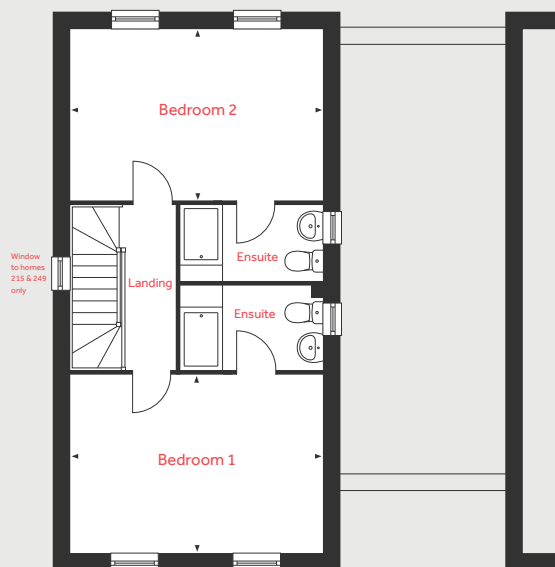
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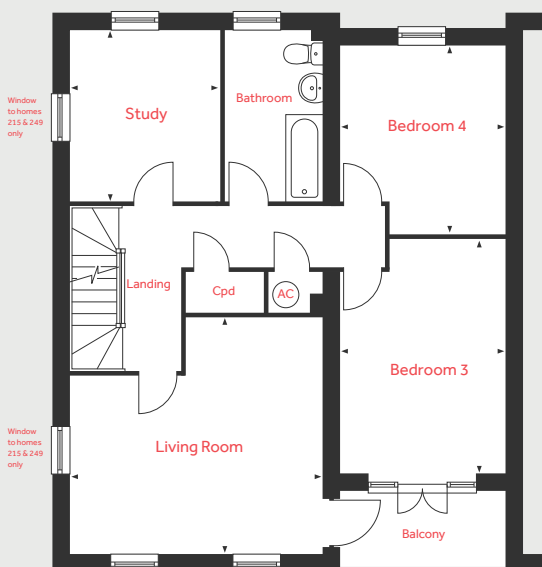
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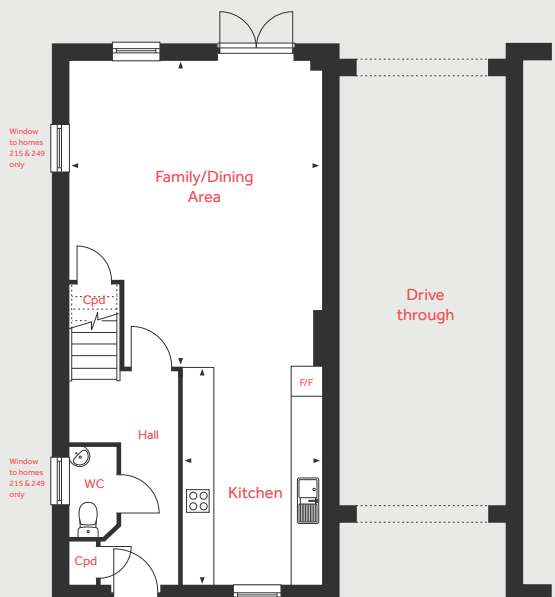
Second Floor



First Floor



Ground Floor



The Yaxley

4 bedroom home

Homes 215, 216, 217, 218, 219, 249 & 250

Ground Floor

Family/Dining Area

6.30m x 4.94m 20'8" x 16'2"

Kitchen

4.01m x 2.57m 13'2" x 8'5"

First Floor

Living Room

4.94m x 4.73m 16'2" x 15'6"

Study

3.39m x 2.95m 11'1" x 9'8"

Bedroom 3

4.67m x 3.22m 15'4" x 10'7"

Bedroom 4

3.66m x 3.22m 12'0" x 10'7"

Second Floor

Bedroom 1

4.94m x 3.36m 16'2" x 11'0"

Bedroom 2

4.94m x 3.39m 16'2" x 11'1"

AC Airing Cupboard F/F Integrated fridge freezer
Cpd Cupboard ◀ ▶ Measuring points

Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales consultant. April 2021.

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The Clarence 4 bedroom home

Homes 206, 212 & 238



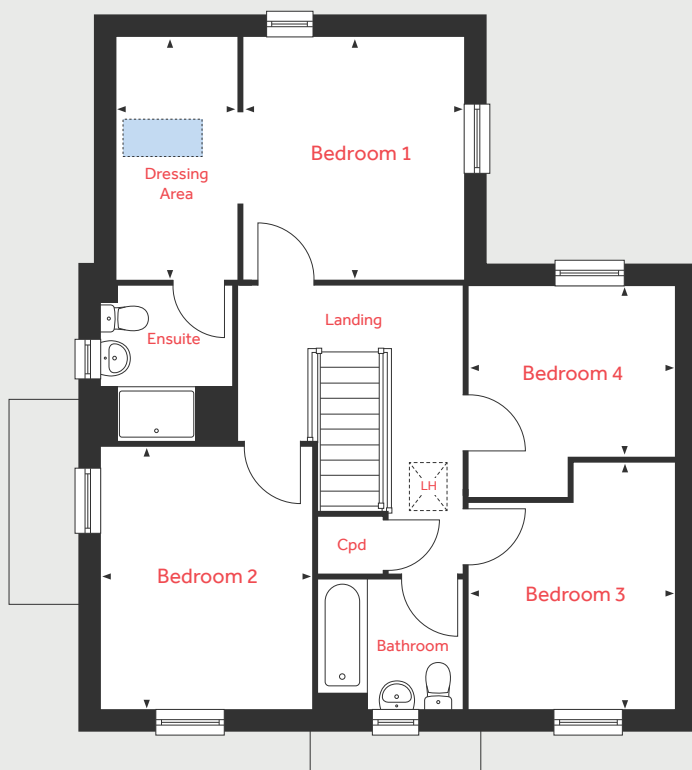
The Boulevards

Northstowe, Longstanton CB24 3DS | 01223 636132

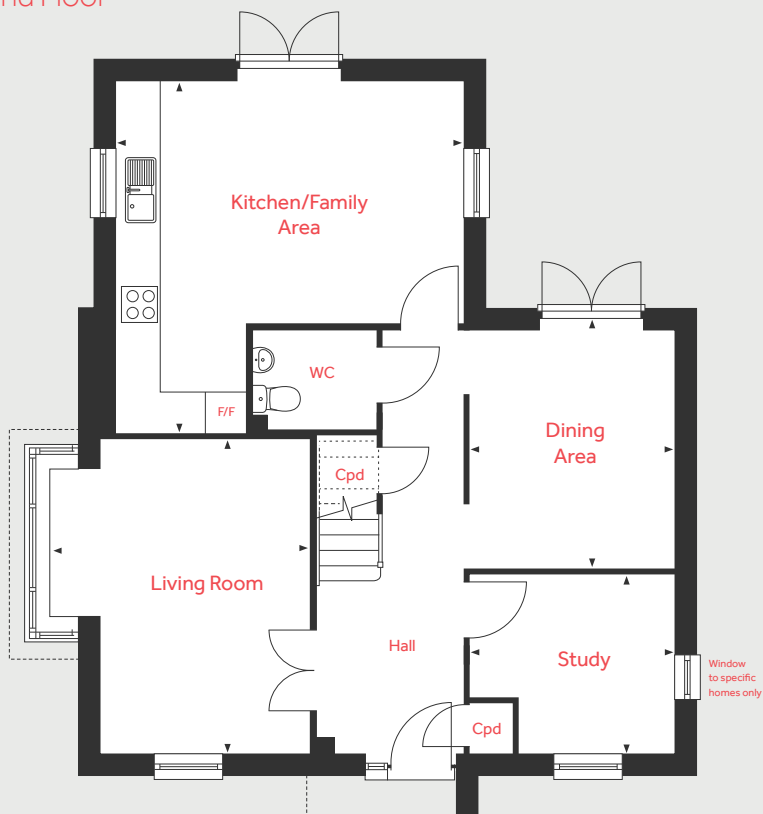
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First Floor



Ground Floor



The Clarence

4 bedroom home

Homes 206, 212 & 238

Ground Floor

Kitchen/Family Area

5.24m x 5.14m 17'2" x 16'9"

Dining Area

3.52m x 3.00m 11'6" x 9'10"

Living Room

4.66m x 3.84m 15'3" x 12'7"

Study

3.00m x 2.67m 9'10" x 8'9"

First Floor

Bedroom 1

3.56m x 3.26m 11'8" x 10'8"

Dressing Area

3.56m x 1.80m 11'8" x 5'11"

Bedroom 2

3.92m x 3.15m 12'10" x 10'4"

Bedroom 3

3.68m x 3.06m 12'1" x 10'0"

Bedroom 4

3.06m x 2.51m 10'0" x 8'3"

LH	Loft hatch	■	Velux window
F/F	Integrated fridge freezer	◀ ▶	Measuring points
Cpd	Cupboard		

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