



200 AND 200A PERNE ROAD CB1 3NX

NOVO HOMES



Introducing Novo Homes – an exciting development of just two brand-new stylish high-end properties in this ever-popular City location, brought to you by well-regarded Italian designers Belvisi.

With striking architectural detailing and a considered palette of high specification external finishes, these two exclusive 4 Bedroom properties are a triumph of modern design where careful choices join with Italian flare to create beautiful homes, both inside and out.

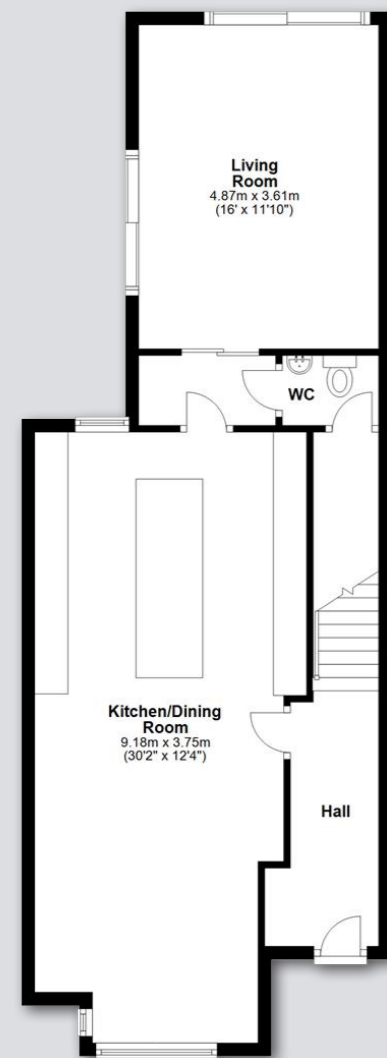
From the first approach the development exudes luxury through the apparent choices of striking architectural materials. The modern design continues throughout, with carefully crafted and bespoke design features and high specification finishes to every room.

Space planning and natural light play important roles throughout the design process, resulting in comfortable open-plan living areas filled with light at the heart of these family City homes. Each property benefits from four double bedrooms and three luxurious bathrooms, accommodating flexible or growing family needs. Outdoor space has equally been considered and each property has a private landscaped garden to the rear and space to the front.

Situated in this ever-popular City residential location on the fringe of Romsey Town/Mill Road, this part of Perne Road is so conveniently placed for walking or cycling into Cambridge City Centre itself, and has easy access to Addenbrooke's Hospital and Biomedical Campus.

Buyers have the option to benefit from a bespoke full interior design service from Belvisi, offering a unique opportunity to create an entirely bespoke home, subject to build stage.

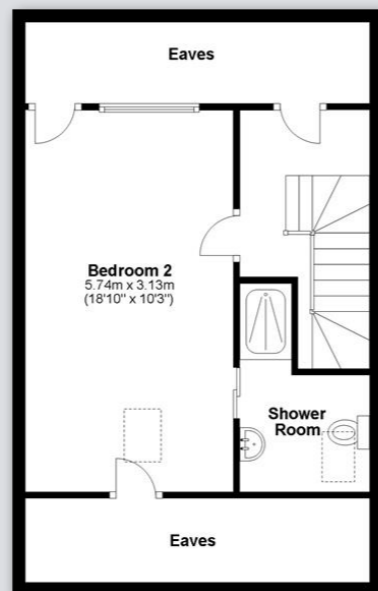
Floor plans (Plot 2 in handed)



Ground Floor



First Floor



Second Floor

Approx. gross internal floor area 175 sqm (1875 sqft)

Site plan

PERNE ROAD





Specification

Kitchen Fittings

- Modern handleless Italian kitchens
- 20mm Quartz worktop
- Blanco undermount sink in stainless steel
- Blanco stainless steel tap
- Fully integrated Miele appliances including induction hob, electric oven, combi microwave, fridge/freezer, dishwasher, hood
- LED wall unit lights

Heating and Water System

- Concealed Valiant high efficiency pressurised gas fired condensing boiler
- Underfloor heating to ground floor
- Independent zoned thermostat
- Modern Italian radiators to first floor
- High capacity Mega flow pressurised hot water cylinders
- Outside tap

Bathroom, Shower Room

- Contemporary white Duravit and Geberit sanitaryware
- Giulini chrome mixer taps and shower fittings
- Bath with mains pressure shower over and glass screen to family bathroom
- Vanity units
- Heated towel rails
- Large fitted mirrors
- Large format Gardenia porcelain tiles, made in Italy

Electrical

- Contemporary spot light
- External garden light
- Main wired smoke alarms
- Provision of ducting for Virgin Media

Construction and External Finish

- Modern high quality facing brickwork
- Brick are made in Italy
- Clay tiled roof
- High specification double-glazed Velfac powder coated aluminium windows and doors
- Powder coat Velfac sliding door
- Seamless low maintenance zinc pre-coloured rainwater goods
- Solar panels to roof

Internal finishes

- Modern internal doors
- Emulsion painted wall finish
- Smooth plastered ceiling
- Sliding Doors to the rear garden
- Built in wardrobe in the master bedroom

Flooring

- Large format porcelain made in Italy tiled flooring throughout the ground floor
- High quality carpets on the staircase and bedrooms

Landscaping

- Block paved driveway
- Paved walkways and terrace
- Landscaped front garden
- Lawned rear garden

Property Details

- 10 year Advantage structural warranty

Postal Address

200 and 200a Perne Road CB1 3NX

Viewings

Viewings are strictly by appointment with the sole selling agent Redmayne Arnold & Harris



Specification might be subject to change during construction and may vary between houses and from what is listed within the brochures.

NOVO HOMES



HOMES



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