



Station Road, Lode, Cambridgeshire CB25 9HB

Guide Price £750,000

MA

Morris Armitage

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Station Road, Lode, Cambridgeshire CB25 9HB

A brand new individually built family home standing on the edge of this superb village and within easy reach of the City of Cambridge.

This impressive property has been cleverly planned and enjoys attention to detail throughout. Boasting some fabulous open plan living the property boasts sizeable reception hall, tremendous open plan kitchen/dining/living area, sitting room, study/bedroom 4, utility room, cloakroom, featured landing, three double bedrooms (ensuite to master) and a family bathroom.

Externally the property offers an enclosed rear garden and allocated parking.

There is opportunity for the purchaser to have some scope to have input to certain finishes.

East Cambs planning ref: 23/00498/VAR

NB: ICW Insurance 10 year build guarantee. Images shown are for illustrative purposes only and actual finishes may vary.

Entrance Hall

Expansive entrance hall with doors leading to kitchen/breakfast/dining room, living room, study and cloakroom. Herringbone wood effect flooring. Stairs to first floor.

Cloakroom

Contemporary white suite comprising wall mounted W.C. and wall mounted hand basin. Underfloor heating. Door to entrance hall.

Kitchen/Breakfast/Living Room 37'11" x 17'0" (11.57m x 5.20m)

Superior kitchen/breakfast/living room with herringbone wood effect flooring throughout. Triple aspect windows over looking the front, side and rear. Kitchen: A range of stylish fitted eye and base level cupboards, including an island with composite premium quartz work top over. Composite sink and

drainer with mixer tap over. Integrated oven. Inset electric hobs within the island. Premium quartz splashback to working areas. Underfloor heating. Glazed double doors to entrance hall. Door to utility room.

Utility Room 8'7" x 5'8" (2.64m x 1.73m)

Herringbone wood effect flooring. Underfloor heating. Doors leading to kitchen and inner lobby.

Inner Lobby

Herringbone wood effect flooring. Window overlooking side aspect. Underfloor heating. Door to utility room.

Living Room 24'1" x 11'4" (7.36m x 3.47m)

Spacious living room with herringbone wood effect flooring. Inset fireplace with mantel beam over. Window overlooking front aspect. Underfloor heating. Glazed double doors to entrance hall. French doors leading to rear garden.

Study/Bedroom 4 13'9" x 8'0" (4.21m x 2.44m)

Spacious bedroom with herringbone wood effect flooring and dual aspect windows overlooking the side and rear. Underfloor heating. Door to entrance hall,

Landing

Generous landing with window to the front aspect. Doors to all bedrooms and bathroom. Door leading to built-in cupboard. Stairs leading to ground floor.

Bedroom 1 16' x 13'3 (4.88m x 4.04m)

Expansive double room with window overlooking front aspect. Radiator. Doors leading to en suite and landing.

En Suite 12'5" x 6'1" (3.79m x 1.87m)

Contemporary white suite comprising wall mounted W.C., wall mounted vanity unit with inset hand basin and wet room style shower with glass screen. Door to bedroom.

Bedroom 2 13'10" x 13'8" (4.22m x 4.17m)

Generous double bedroom with dual velux windows. Vaulted ceiling. Radiator. Door leading to landing.

Bedroom 3 16'2" x 12'3" (4.94m x 3.74m)

Spacious double bedroom with window overlooking front aspect. Radiator. Door leading to landing.

Bathroom 11'4" x 7'11" (3.47m x 2.42m)

Contemporary white suite comprising wall mounted W.C., wall mounted vanity unit with inset hand basin, large free standing bath and wet room style shower with glass screen. Obscured window. Door to landing.

Outside - Front

Driveway, providing off road parking. Pathway leading to half glazed front door with bespoke oak storm porch over.

Outside - Rear

Sizeable, enclosed rear garden. Mainly laid to lawn with wrap around patio area to the rear and side of the house. Side access gate leading to the front.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - tbc

Tenure - Freehold

Council Tax Band - tbc

Property Type - Detached New Build House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Samsung air-source heat pump.

Underfloor heating, individually controlled zones to ground floor. Radiators on first floor.

Broadband Connected - Openreach dedicated connection.

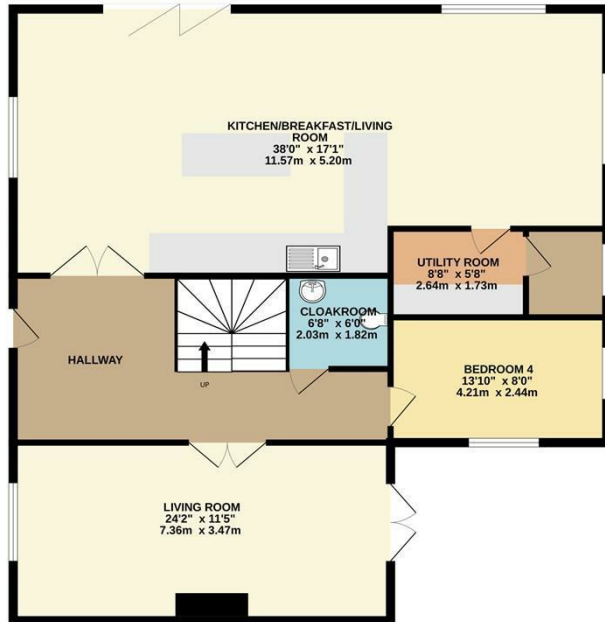
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on certain networks

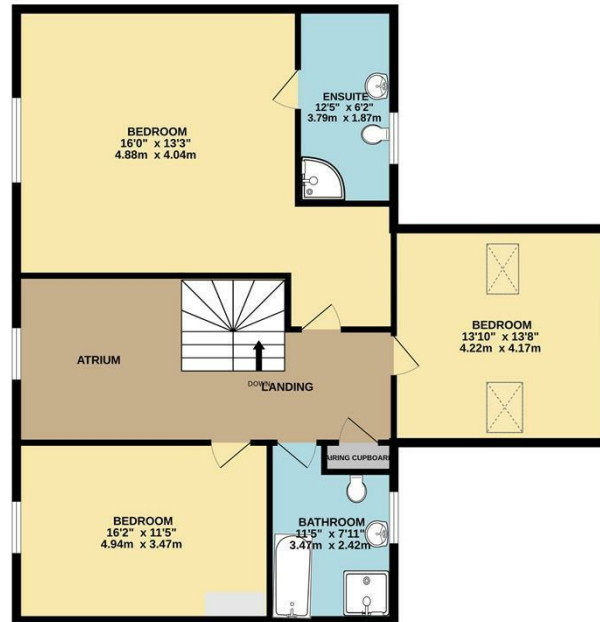
Rights of Way, Easements, Covenants – There is an indemnity policy in place to cover access to the site

Location - What 3 Words - ///briefer.replays.headless

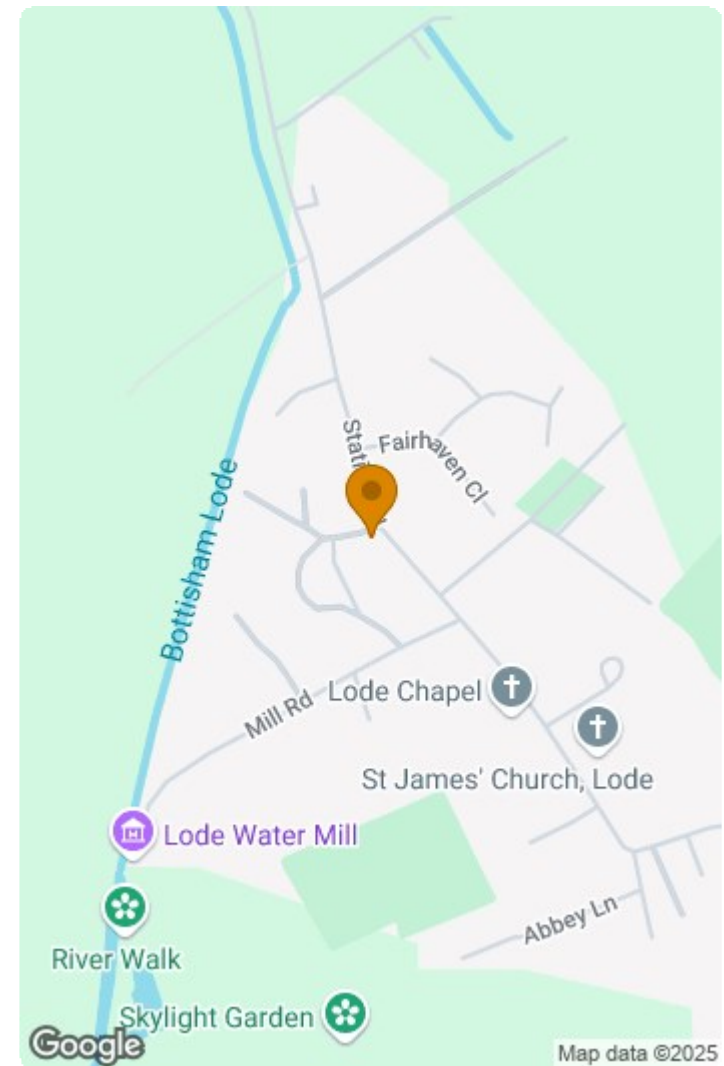
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-81 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-40 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102 minus A			
91-91 B			
80-90 C			
65-80 D			
50-54 E			
31-38 F			
1-40 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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