



HARVEY ROBINSON

Guide Price
£415,000-£430,000
Pedersen Way
Northstowe, CB24 1BJ

- Detached Family Home
- Three Bedrooms
- Open Plan Kitchen Diner
- Downstairs Cloakroom and Utilities Cupboard

- Private Rear Garden
- Off Road Parking
- Garden Home Office
- Sought After Location



PROPERTY SUMMARY

Harvey Robinson Estate Agents St Ives are delighted to offer For Sale this detached family home in the heart of Northstowe. Constructed in 2018, this property is offered with no forward chain and can be found within easy reach of Cambridge. The accommodation in brief comprises an entrance hall, a lounge with bay window overlooking the front garden, an open plan kitchen / diner, a utilities cupboard providing space for a washing machine and a downstairs cloakroom to the ground floor. Upstairs, there are three generous bedrooms, an en suite to the master bedroom and a three piece family bathroom. To the side of the house there is a spacious driveway suitable for two vehicles whilst the rear garden is mainly laid to lawn, with a shed included for storage. There is a timber home office in the rear garden that benefits from insulation, power and lighting and makes this property perfect for any commuter. The property can be found in excellent condition and would make a great first time buy or investment. Viewing is highly recommended and can be organised by contacting the St Ives office.



LOCATION AND AMENITIES

Northstowe is a new town that is located just 8 miles northwest of Cambridge city centre between the villages of Longstanton and Willingham. Northstowe gives home buyers the opportunity to live in modern, energy efficient homes with the Cambridgeshire countryside on your doorstep whilst also providing easy access to Cambridge City Centre, Cambridge North train station, the science park and Addenbrookes hospital by using the guided bus or along the recently improved A14.

Northstowe has been built with plenty of greenspaces, play parks and lakes which are all connected with a range of footpaths.

Weekly food trucks can be found in the centre of Northstowe and there are future plans for a retail area which will provide a range of shops and cafes. Northstowe is already home to both a Primary School and Secondary School which provide excellent sports facilities.

In the villages of Willingham and Longstanton there are a range of local amenities such as two Co-op stores, a good range of pubs/restaurants, butchers, bakers and hairdressers plus many more facilities.





FAQ'S

Postcode for SatNav: CB24 1BJ

What3Words location: ///fork.reserved.eyeliner

Owned For: 10 Months

EPC: B

Estate Management Charge: Last paid to Greenbelt, £211.07 in December 2023, generally around the £200 mark

Council tax: D

Water Meter: Yes

School Catchments: Hatton Park Primary, Northstowe Secondary

Vendors Onward Movements: No Onward Chain

Rear Garden Aspect: East

Rear Garden Boundary: Right and rear

Dishwasher, cooker, fridge/freezer, light fittings, curtains and blinds all staying in property.



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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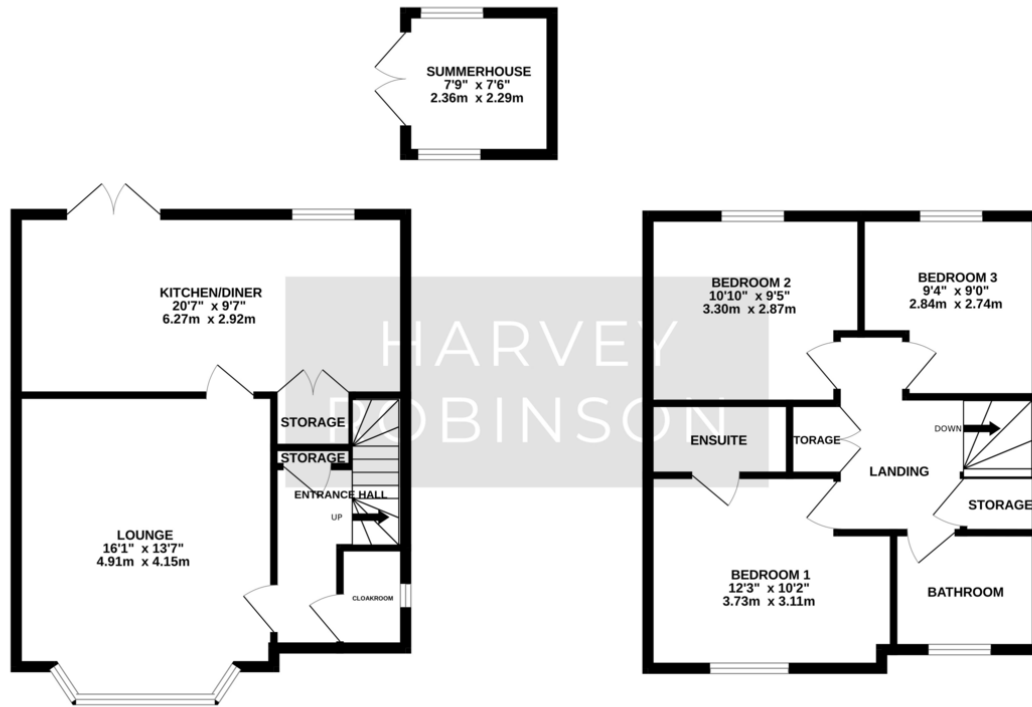
4.9 Star Google Review Rating





GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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