



5 Dormie Road, Northstowe, Cambridge, CB24 1BB
Guide Price £282,500 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DETACHED, TWO-BEDROOM COACH HOUSE, SITUATED IN A QUIET CUL-DE-SAC AND WITHIN EASY REACH OF THE GUIDED BUS.

- Accommodation measuring approximately 67sqm/724sqft.
- EPC 82/B
- Mains services include mains electricity, mains water and mains drainage.
- Carport with off road parking.
- Within easy reach of the guided bus providing easy access to Cambridge.

Constructed in 2018 by Bovis Homes, this two-bedroom coach house measures approximately 67sqm/724sqft and provides generous living accommodation over one level.

The property comprises of an entrance hall which leads up to a landing area, flooded with natural light thanks to a large Velux window above. A large open plan kitchen/living room/diner is the hub of the property with the kitchen benefitting from ample work top space, eye level and base level cupboards, and integrated appliances which include a fridge/freezer, washing machine, fan assisted oven, gas hob and dishwasher.

The property has two bedrooms which includes a master bedroom suite with large fitted sliding wardrobes and a second bedroom with a built in storage cupboard. Serving both bedrooms is a family bathroom suite including a panelled bath with a shower over, a low level WC and a wall mounted sink with a shelf above.

The property benefits from off road parking with a carport located directly below the property. Several communal grass areas are located nearby, with Northstowe Country Park also being within easy reach by foot.

Location

Northstowe is an exciting and growing new development with superb access links to Cambridge and beyond, via the nearby A14, M11 and A1. It also benefits from the Guided Bus route which provides fast access into Cambridge, Cambridge North train station, the Science Park and Addenbrookes hospital. For recreation, Northstowe has several parks and outdoor spaces where you can enjoy walking and cycling. There is also a children's play area, an outdoor basketball court and a community cafe at Wing, Northstowe's community venue. Northstowe has both a Primary School and Secondary School.

Services.

Mains Water, Mains Drainage, Mains Electricity.

Statutory Authorities.

South Cambridgeshire District Council

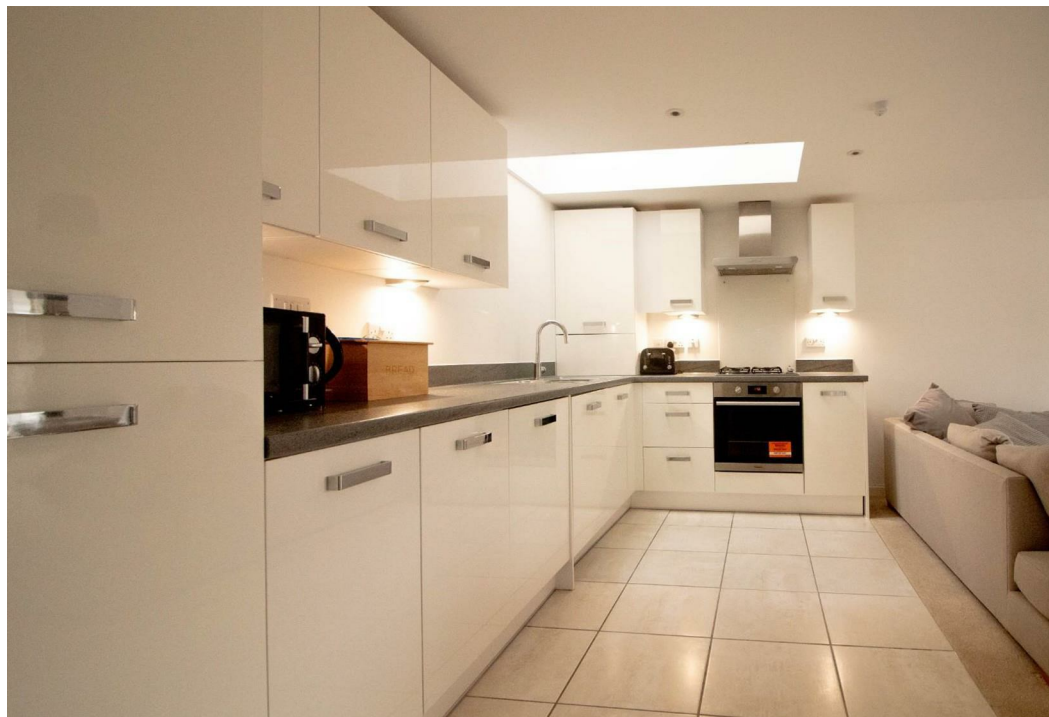
Tax band - B

Fixtures and Fittings.

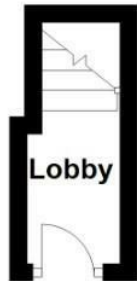
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



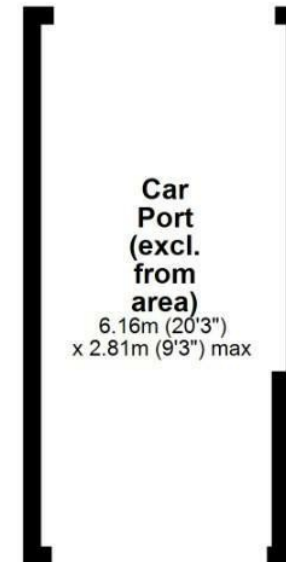
Ground Floor
Approx. 2.7 sq. metres (29.2 sq. feet)



First Floor
Approx. 64.6 sq. metres (695.7 sq. feet)



Car Port
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 67.3 sq. metres (724.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

