



24 Highland Road, Northstowe, Cambridge, CB24 1EL
Guide Price £425,000 Freehold



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AN IMPRESSIVE, THREE-BEDROOM LINK-DETACHED HOME NESTLED WITHIN HIGHLAND ROAD, A QUIET CUL-DE-SAC WITHIN NORTHSTOWE, CAMBRIDGE.

• Link detached property • 3 beds, 2 baths, 1 reception room • Constructed in 2023 • 99.6 sqm / 1072.4 sqft • Gas central heating to radiators • Driveway and carport • Plot size - 0.04 acres • EPC - B / 84 • Council Tax Band - D

Constructed in 2023 by Taylor Wimpey, this link-detached home has had many upgrades throughout and benefits from 99.6 sqm / 1072.4 sqft of accommodation over three levels.

To the ground floor, the property benefits from an entrance hallway with stairs leading up to the first floor, a living room, a kitchen/dining area that opens onto the rear garden and a separate utility room with a WC. The kitchen/dining area has had upgraded finishes, which include quartz work surfaces, undercounter and plinth lighting, and integrated AEG appliances, which includes a hob, an extractor hood, a double oven, a fridge freezer and a dishwasher.

To the first floor the property benefits from two double bedrooms, and a fully tiled family bathroom suite, which comprises of a panelled bath with a shower over, a glass shower screen, a low-level WC and a wall mounted sink with a vanity unit below.

To the second floor is an exceptional master bedroom suite with vaulted ceiling, double-aspect windows and an en-suite shower room, which benefits from a double enclosed shower, a low-level WC and a wall mounted sink with vanity below.

Externally – The property is a short walk from the nearby country park. To the front and side of the property is a block paved driveway beneath a carport with space for at least two vehicles. To the front is a lawned front garden with herbaceous borders and a pathway leading up to the front door. The rear garden of the property is fully enclosed with timber fencing, is laid predominantly to lawn and benefits from a paved area off the French doors.

Location

Northstowe is a growing new development with superb access links to Cambridge and beyond, via the nearby A14, M11 and A1. It also benefits from access to the guided bus route, which provides fast access into Cambridge, Cambridge North train station, the Science Park and Addenbrooke's hospital.

For recreation, Northstowe has several parks and outdoor spaces to enjoy walking and cycling. There is a children's play area, an outdoor basketball court and also a community cafe at Wing, Northstowe's community venue. The town has both a Primary School and Secondary School.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.
Council Tax Band - D

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.

Agent's Note

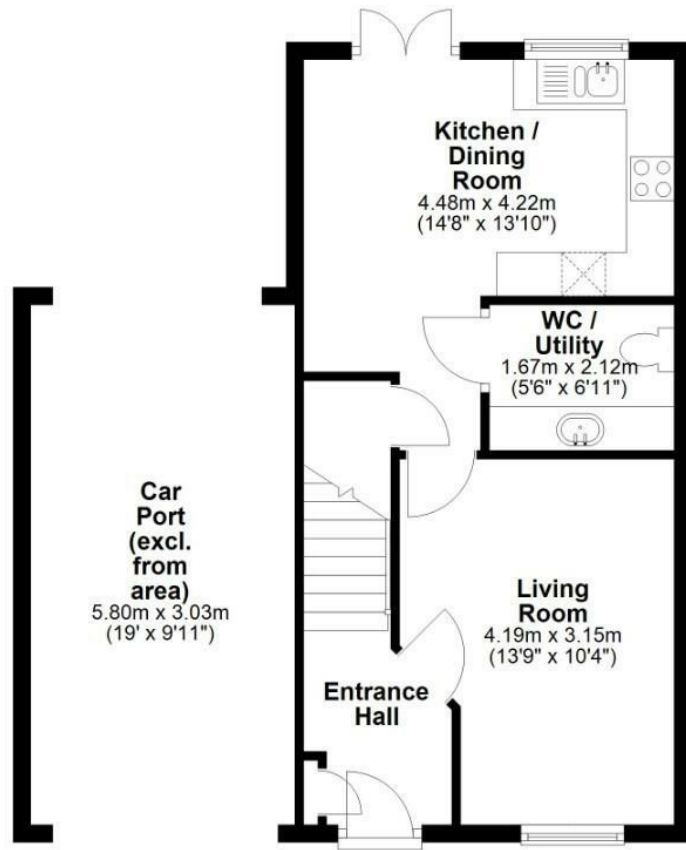
There is a yearly service charge of £214.21+VAT for the upkeep of the communal areas within the development.





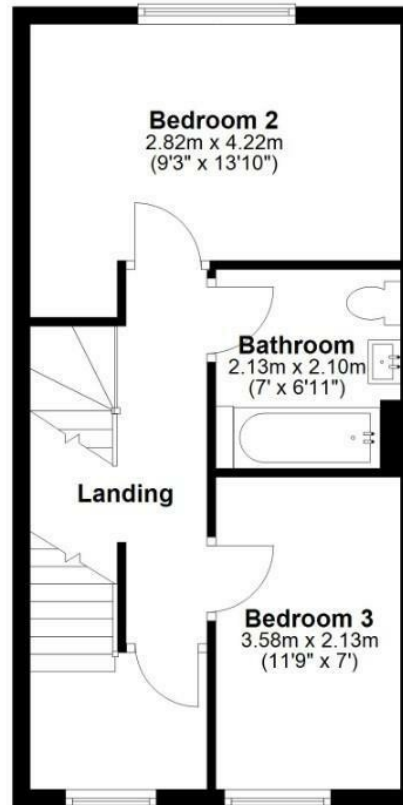
Ground Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



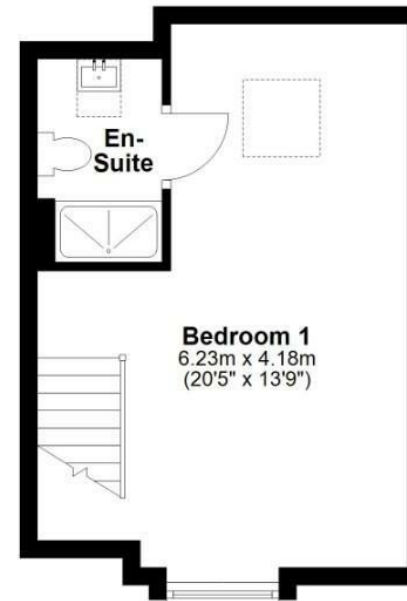
First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



Second Floor

Approx. 25.3 sq. metres (271.9 sq. feet)



Total area: approx. 99.6 sq. metres (1072.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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



