



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this generous five bedroom semi-detached property on the new Marleigh development just off Newmarket Road, Cambridge, CB5. Built in partnership by the Hill Group and Marshall Group, this cleverly thought out residential area includes a number of open green spaces, a community centre, an academy primary school (Marleigh Academy Primary) which also has a 52 space nursery (opened in September 2022) and supermarket in Jubilee Square. Within the Marleigh development, there is a real sense of community spirit with a number of forthcoming events planned throughout the year. With regards to location, the Marleigh development offers an excellent location in close proximity to major Cambridge amenities including Cambridge North train station (1.3 miles away), Cambridge Business Park (1.5 miles away), the Grafton shopping Centre (1.9 miles away), Cambridge train station (2.1 miles away) and Addenbrookes Hospital (4.6 miles away).

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this modern and spacious five bedroom semi-detached property in the new Marleigh development located just off Newmarket Road, CB5. Offering spacious accommodation over three floors, this property has a private double garage with electric door, generous private landscaped rear garden and an open plan kitchen diner.

The hallway is flooded with light thanks to the window to the side and above the front door and with crisp white walls and wooden style flooring, the entry into this property really sets the scene for what the rest of the property has to offer. With stairs leading to the first floor, the hallway also has an under stairs cupboard offering valuable storage. The living room is on the left hand side of the hallway and dual aspect windows overlooking the front and side of the property. This generous room has space for a large sofa and additional furniture if required. On the opposite side of the hallway is the downstairs cloakroom with W.C., counter top hand basin and under sink niche for storage. The ground floor benefits from underfloor heating throughout.

The open plan kitchen diner is located at the rear of the property. With fully glazed french doors leading to the rear garden, the kitchen is a bright and inviting space thanks to the windows either side of the glazed door and an additional window in the kitchen area. The kitchen consists of light grey gloss wall and base units in a U-shape with a contrasting white worktop. Within the kitchen there is an integrated full height fridge / freezer, integrated dishwasher and space and plumbing for a washing machine. There is also a ceramic hob with modern cooker hood above, electric oven with built-in microwave / grill above, crisp white quartz worktop with upstand, stainless steel one and a half sinks and under cupboard lighting on the wall units. Under the sink, there is a fitted water filter and softener which benefits the whole house supply. The dining space could easily seat 6-8 people and with the stunning feature light pendant, it makes it the perfect space to relax and entertain.

On the first floor, there are two double bedrooms and the family bathroom. The bedroom on the left hand side of the landing (bedroom four), is a fantastic sized double. This L shaped room has large full length window as well as a smaller window with ample space for a double bed and is large enough for a dressing area at one end which could also be used as an office space if required by the new owner. The other bedroom located on this floor (bedroom five) is also a generous

double which has a large full length window. The family bathroom is a great size and has the benefit of both a shower cubicle and separate bath. The shower cubicle has a glass door with a shower and there is also a W.C., counter top basin, stainless steel heated towel rail, full sized bath and mirrored storage cabinet above the sink.

On the second floor there are three further bedrooms including the master with en-suite. The bedroom on the left hand side of the landing (bedroom three) is currently being used as an office. Although it is the smallest of the bedrooms, this room has been cleverly utilised by adding feature open shelving decorated in a dark green colour with brass wall lights and may still fit a double bed or sofa bed if required. Bedroom two is located next to bedroom three. This bedroom has the benefit of a full length window flooding the room with light and the alcove next to the door could be used for built-in wardrobes if required. The master bedroom occupies the right hand-side of the second floor. With a full height window offering views of the rear garden, there is ample space for a large bed and additional furniture. Next to the en-suite in the master there is a dressing area with a large wardrobe with double mirrored sliding doors. The en-suite has a walk-in shower with sliding glass door, W.C., hand basin with shelf above and stainless steel heated towel rail. The mirror above the hand basin bounces light around the room and the dark wood mirror frame and shelf counter top ooze luxury.

Outside, there is a generous rear garden which wraps around the side of the property. The garden has been cleverly landscaped to maximise the space with a raised planter along one side. Directly outside the door from the kitchen diner is a patio dining area with a pathway leading to the end of the garden which is where the garage is located and also to the front of the property. The private double garage has an electric door and offers ample additional storage space and a charging point for an electric vehicle. The property also has the added bonus of solar panels on the roof generating energy for the property.

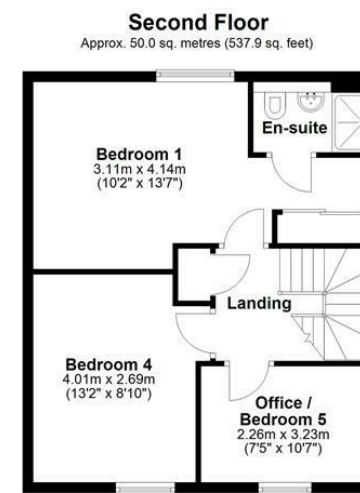
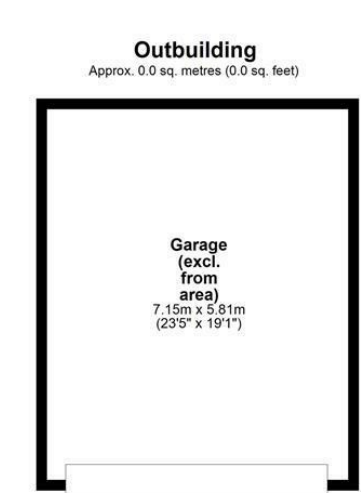
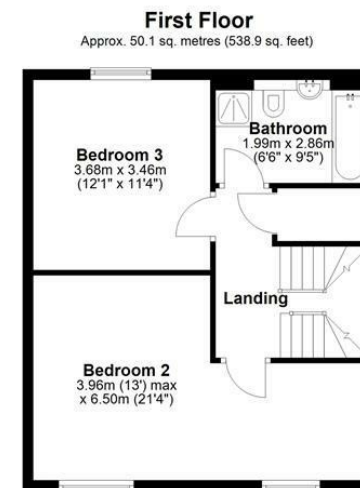
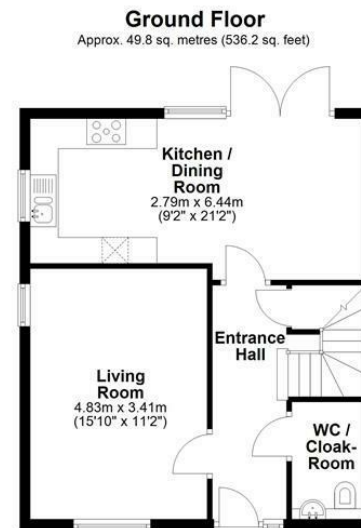
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Agents notes

Tenure: Freehold

Council Tax: Band E = £2,878 for 2025-2026





Total area: approx. 149.8 sq. metres (1612.9 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	93	95
(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	

