



GRAY  
TOYNBEE



8 Titch Street  
Cambridge, CB5 8JN

**Guide price £850,000**



## 8 Titch Street

Cambridge, CB5 8JN

- Brand new family home
- High quality finishes throughout
- Flexible accommodation
- Garage and parking
- Energy rating B

A 1831sq. ft, brand new townhouse, with spacious well-planned 4 bedroom accommodation, gardens and garage, situated at Marleigh, by Hill Residential.

This large family home has an energy rating of B. It is in a great position overlooking a park in a prime location within this popular and sought-after development. Perfect for a large family and those who need large, light rooms and a versatile layout.

### The Property:

The house was completed in 2024 and comes with the remainder of the builder and NHBC warranties. The specification is excellent and in detail, the house includes, on the ground floor a large reception hall with storage/cloaks cupboard, and a cloakroom and WC. The large open-plan living space includes a superbly appointed kitchen area with high-quality units, stone worktops and a breakfast bar as well as a host of integrated, AEG, appliances. Bi-fold doors provide views and access to the garden and two large windows overlook the park. There is a well-equipped utility room with appliances, a door to the garden, and a storage cupboard.





On the first floor, there is a good-sized living room, again, overlooking the park, two double bedrooms and a family bathroom, which is beautifully tiled and has a shower over the bath.

On the second floor, there are two further bedrooms including the main bedroom with a luxury ensuite shower room and also another family bathroom.

The house has central heating via an air source heat pump with a combination of underfloor and radiators, and high-quality double glazing. Villeroy and Boch sanitaryware and Grohe bathroom fittings. There is also CAT 6 networking.

#### Outside:

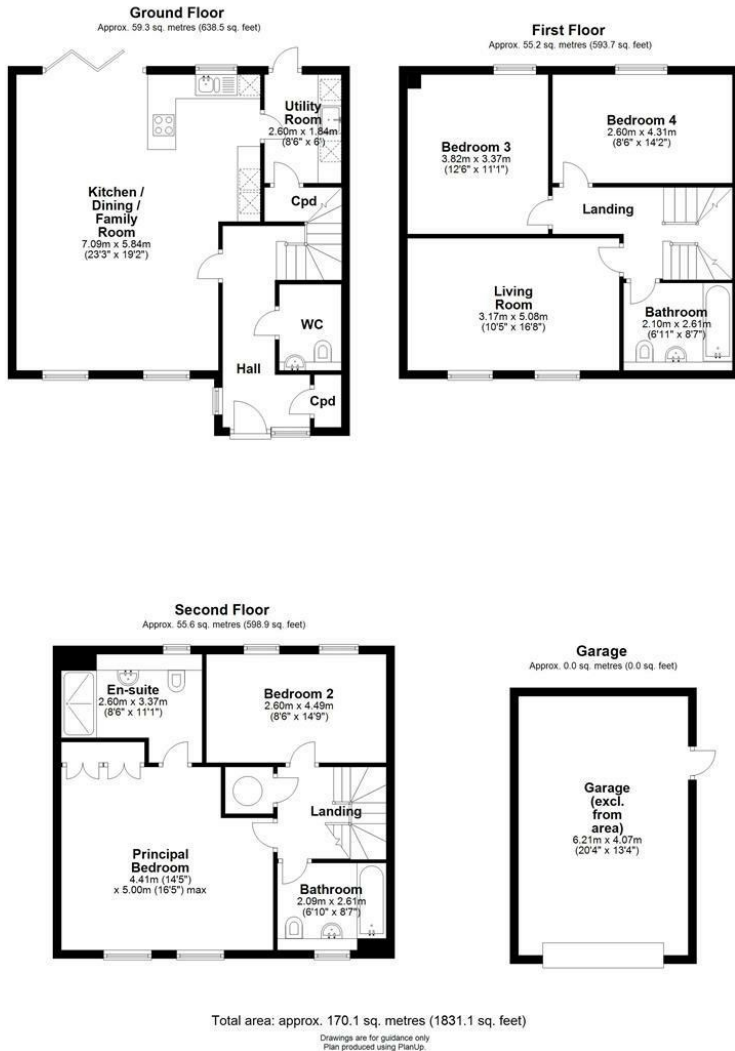
At the front, there is a small landscaped garden. At the rear, there is a good-sized lawned garden with a terrace adjoining the house. The garden is enclosed by walling and fencing. The garage has a door from the garden and has a living roof, in front of the garage there is parking for two cars.



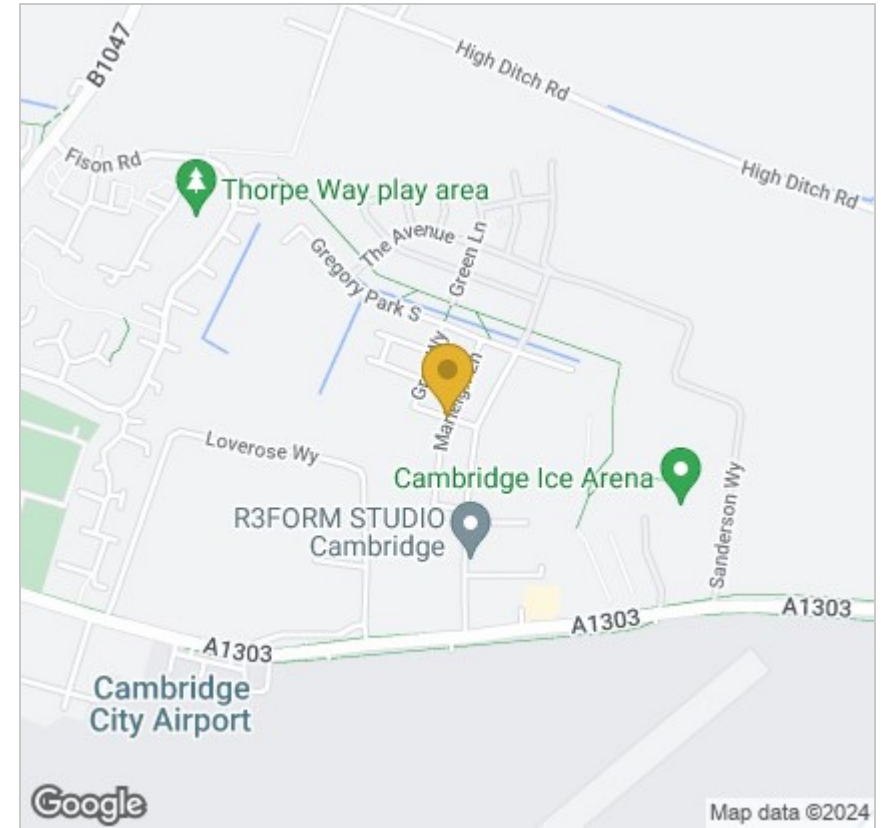
The Location: Marleigh is situated on the east side of the City and is proving to be a very popular development. It has a children's nursery and primary school, a Co-Op supermarket, a Pilates studio and a forthcoming Italian deli/cafe. Marleigh has excellent transport links too, it is close to the A14 and next to Newmarket Road Park and Ride offering a frequent bus service into the centre. Good cycle links into the centre and railway station as well as open spaces within the development and countryside walks within the adjacent area (such as Ditton Meadows along the River Cam and nearby Anglesey Abbey National Trust). SAT NAV: CB5 8JN. What3words: ///minivans.proven.reporting



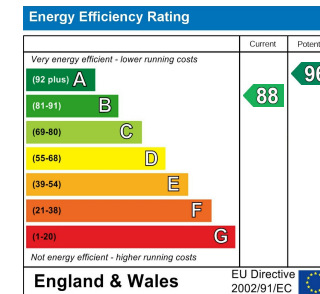
# Floor Plan



# Area Map



# Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band:

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