



New House, rear of Giardino House Loves Close  
Cambridge, CB24 9UZ

**Guide price £925,000**





## Loves Close

Cambridge, CB24 9UZ

- LABC 10 year warranty
- Brand new detached home
- Private position in excellent village
- Air source heat pump

A brand new detached house, with 1527 sq. ft of versatile space, beautifully finished throughout and located in a fantastic position.

This fantastic family home has been designed with modern living in mind. The accommodation is free-flowing, versatile, and easy to run, with an emphasis on efficiency.

the ground floor has a lovely open-plan feel with a good-sized reception hall with a full-height vaulted ceiling and stairs to the first floor with clever built-in storage. The hall opens to the living space that includes a fabulous kitchen with handleless cupboards and drawers, quartz worktops and LED feature lighting. The large island has an induction hob with ceiling-mounted extraction above. There are twin ovens, a dishwasher, a fridge freezer, a plate warmer and a wine chiller- all the appliances are NEFF. The kitchen area has full-height windows to the front and doors to the rear making the space wonderfully light. The living room flows from the kitchen and also has doors to the rear deck. Off the hall is the family room/bedroom 4, which has an en-suite wet room,







making it perfect for a dependent relative or as a guest suite. A utility room completes the ground floor and has the same specification as the kitchen, with space for appliances and a door to the garage.

The entire ground floor has ceramic floor tiles with zoned underfloor heating

Upstairs there are three large bedrooms, all with large windows and the main room has a high specification ensuite shower room. The family bathroom has a shower over the bath.

The first floor has zoned radiator heating, the bathrooms are all fitted with Gerberit sanitaryware, have LED-lit display niches, chrome towel rails, and heated cabinets/mirrors,

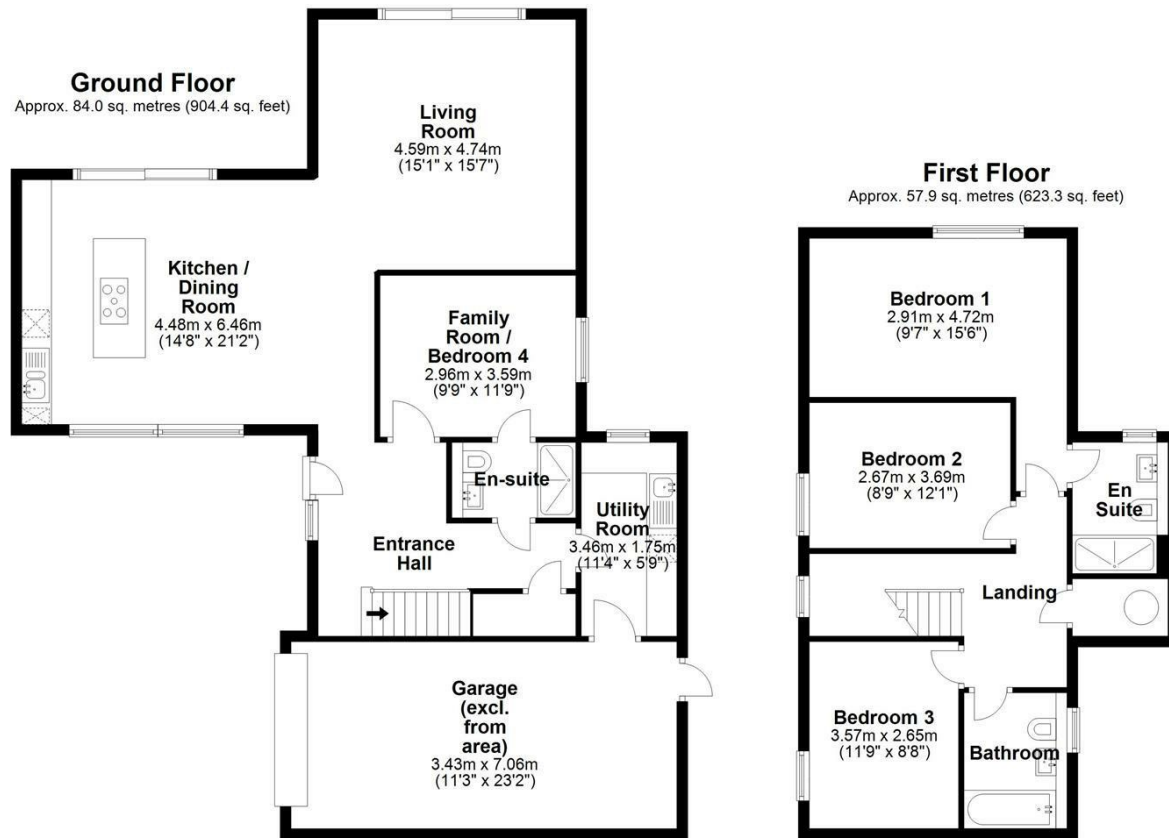
The house is equipped with a burglar alarm, CAT 5 networking, solid oak internal doors, powder-coated aluminium windows, and seamless aluminium guttering.

The house is accessed via Loves Close and at the front, there are brick pillars with lighting and an electric gate. The driveway is block-paved and provides parking and access to the garage via an electric roller door. Access to either side of the house leads to the rear via a wrap-around composite deck, this extends to create an excellent entertaining area off the kitchen and living room. The deck has an elegant glazed balustrade with aluminium handrails and steps down to the lawned garden. The whole is enclosed and offers good privacy.





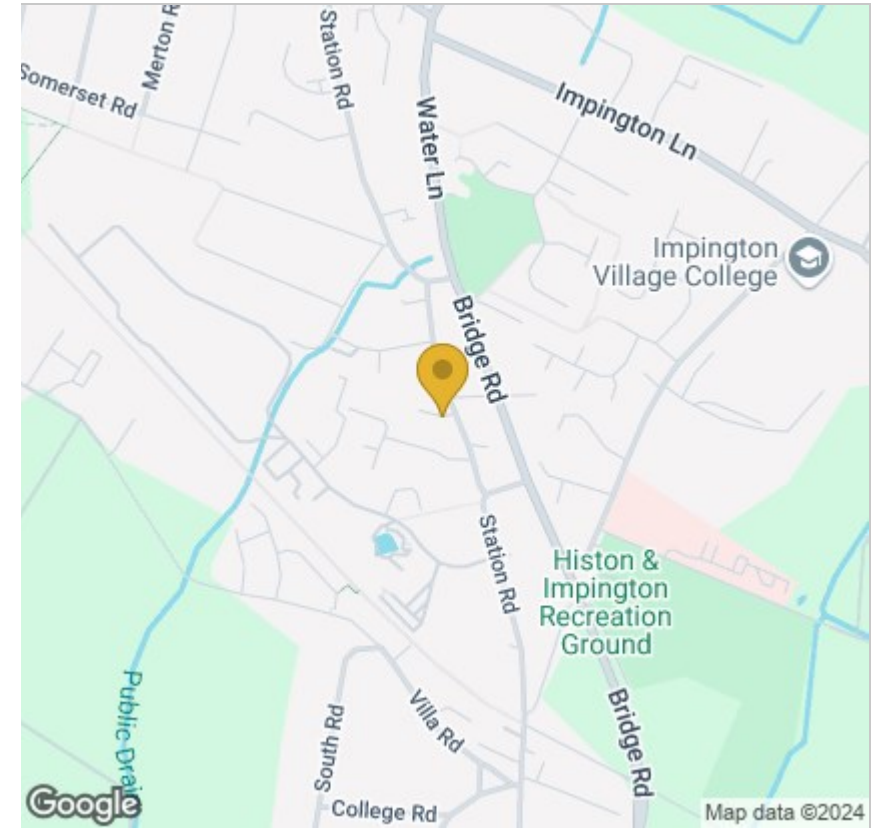
## Floor Plan



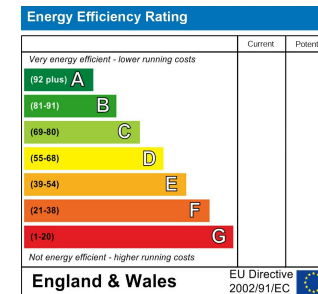
Total area: approx. 141.9 sq. metres (1527.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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: New Build

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