



Plot 1 Milton Road, Cambridge, CB4 1LW
Guide price £725,000



- Detached family home ■ Flexible 3/4 bedroom layout ■ Air-source heating ■ EPC rating expected B ■ 6 year PCC Architects certificate warranty ■ Baulogic home automation

A brand new, detached 3/4 bedroom family home of about 1200 sq. ft, finished with high-quality, high-tech specification, and located in a quiet position on a private road within 5 minutes of the Science Park.

This attractive scheme of just two detached houses was designed and constructed by local architects and developers, PIP Architecture, Stemma Homes, Baulogic, and CD Hood. The principal focus is on comfort, flexibility, and efficiency. This is highlighted with the inclusion of state-of-the-art Baulogic home automation, stylish contemporary hand-finished kitchens by Cambridge Crafted Kitchens, and Velfac windows and doors.

The internal layout is both spacious and versatile, perfect for families of all ages or those wanting the flexibility of ground-floor living.

The ground floor includes a spacious hallway, a study/bedroom four and a shower room and WC. The main living space is open-plan and has a fantastic, well-equipped kitchen. There are two sets of sliding doors overlooking the garden, making the room feel light and spacious.

On the first floor, the layout affords three good-sized bedrooms, the main room is en-suite, and there is a family bathroom with a separate walk-in shower.

Outside, at the front, there is a covered parking area and EV charging, side access leads to the good-sized garden with a spacious terrace and lawn.

What3words: [///dare.glaze.buyers](https://www.what3words.com/dare-glaze-buyers)

"Stemma Homes has partnered with Baulogic, a British pioneer in home automation, to bring cutting-edge technology to every home we build. Each property is designed for maximum comfort, energy efficiency, and security, right out of the box.

Control your home with beautifully designed physical switches, a secure mobile app for remote access from anywhere, or fully automated routines that adapt to your lifestyle. No complicated apps, no DIY installs, just effortless, elegant control from the moment you move in. "

Your Stemma Home features include:

- Lighting with scenes to set the perfect mood
- "Goodbye mode" – one button to put your house into echo mode, turning off every light as you leave
- Comfort control – pinpoint accurate heating control, taking the temperature directly from your light switch that has an inbuilt temperature sensor, so no need for messy thermostats everywhere
- Independently controlled electric towel rails, making sure your towels are toasty whenever you need them
- Video Door intercom, helping to see who is at your door anytime
- Pre-wired for additional cameras that link directly to your Baulogic app
- Ability to upgrade to additional bedside switches for that real 5* hotel experience

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

