



38 Cuckoo Way, Northstowe, Cambridge, CB24 1AQ
Guide Price £350,000 Freehold



rah.co.uk
01223 819300

THIS BEAUTIFULLY PRESENTED THREE-BEDROOM END OF TERRACE HOME WAS CONSTRUCTED IN 2021 BY THE WELL REGARDED LINDEN HOMES AND OFFERS MODERN, ENERGY-EFFICIENT LIVING IDEAL FOR FAMILIES, FIRST-TIME BUYERS, OR INVESTORS ALIKE.

- End of terrace house
- Constructed in 2021 by Linden Homes
- Gas fired central heating to radiators
- EPC-B/84
- 3 bedrooms, 2 bathrooms, 1 reception room
- 862.4 sqft/80.1 sqm
- Two allocated parking spaces
- Council tax band-C

Measuring 80.1 sqm /862.4 sqft, this end of terrace home is thoughtfully arranged and comprises a welcoming entrance hall leading to a modern kitchen/breakfast room, fitted with contemporary units and integrated appliances, providing ample space for dining and day-to-day family life. To the rear, the bright and spacious living room enjoys direct access and opens out onto the garden, creating an excellent space for both relaxing and entertaining.

Upstairs, the property benefits from three well-proportioned bedrooms, including a principal bedroom with a stylish en-suite shower room. The family bathroom is positioned at the front of the property, finished with modern fittings and serving the remaining bedrooms. The landing area has a window to the side and access to the loft space which has been boarded to provide additional storage.

Externally, the home enjoys a private rear garden, ideal for outdoor dining and recreation. The property further benefits from allocated parking for two vehicles, providing convenient off-road parking. Situated in a desirable residential development, the property is within close proximity to Bug Hunter Waters, a popular country park offering scenic walks and open green spaces.

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 the Tap and Social pub. The town has both a Primary School and Secondary School.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band-C

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

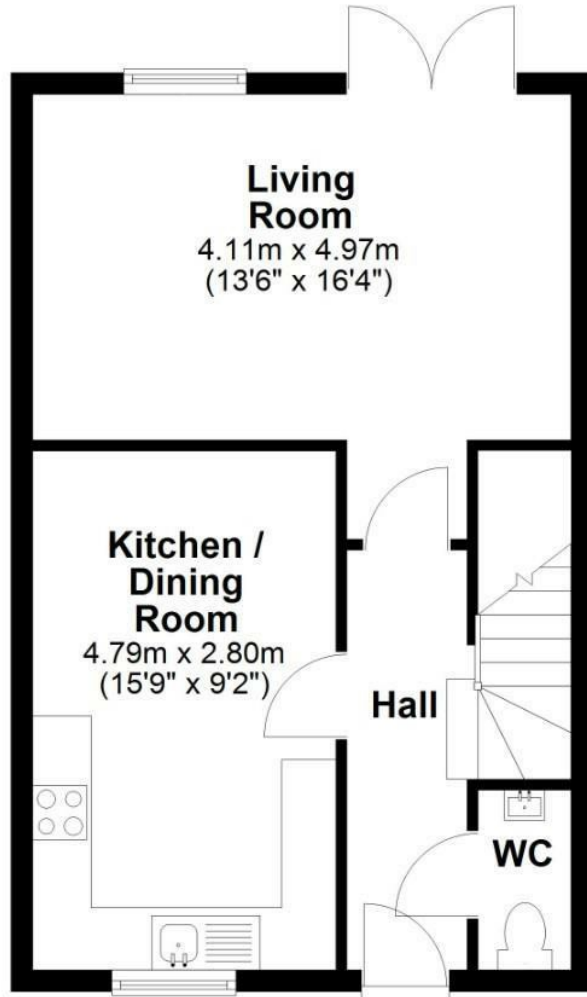
Agents Note

Shared managed areas - Northstowe Greenbelt Management company - costing around £200 a month



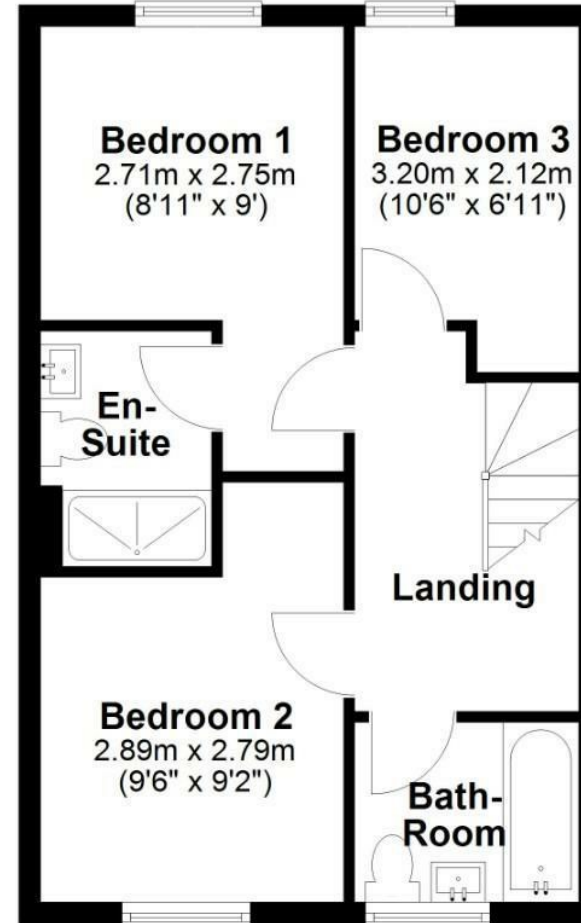
Ground Floor

Approx. 40.2 sq. metres (432.3 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 80.1 sq. metres (862.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus)	A		
(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	

