

Knightly Avenue, Cambridge, CB2 0AL

CHEFFINS

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Cambridge,
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Guide Price £1,150,000



Most impressive and immaculately presented modern townhouse extending to about 2,272 square feet, over three floors, including a first floor studio above the double garage. The property faces an open green to the front, allowing pedestrian access, with vehicular access to the rear. This fine home forms part of the prestigious Nine Wells development located on the favoured southern side of the city, conveniently placed for access to Addenbrookes Campus, and Cambridge South Railway Station as well as a good range of local amenities, schooling and road links.









LOCATION

Knightly Avenue forms part of the highly regarded Ninewells development on the southern outskirts of Cambridge, offering an attractive combination of city convenience and access to open countryside. The Cambridge Biomedical Campus and Addenbrooke's Hospital are within easy walking and cycling distance, while Cambridge city centre, approximately 2.5 miles away, provides an excellent range of shopping, cultural, recreational and leisure facilities. The area is well served by local bus services and cycle routes, with Cambridge South Station providing further excellent rail connections, including services towards London and Stansted Airport. The M11 is also readily accessible, making the location particularly convenient for commuters. Nearby green spaces, including Nine Wells Nature Reserve, Hobson's Park and the Gog Magog Hills, provide plentiful opportunities for walking and outdoor recreation.

COVERED ENTRANCE
with downlighter, and entrance door leading into:

RECEPTION HALL
staircase rising to the first floor with painted handrail, newel post and spindles, understairs storage cupboard, underfloor heating, double glazed windows to the front and twin doors opening through to the kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM
The kitchen is fitted with a generous range of storage cupboards and drawers with stone working surfaces with matching upstands and undermount sink unit with grooved drainer. Central island with storage drawers below and Siemens induction hob with a high level extractor fan, further range of fitted appliances including a Siemens electric fan oven, Siemens combination microwave oven, fitted and concealed Siemens dishwasher and fitted and concealed full height Siemens refrigerator and separate freezer, wine cooler, breakfast bar, ceiling with inset downlighters, floor to ceiling double glazed windows to the front and triple glazed sliding doors to the rear leading out to the garden.

CLOAKROOM
with white Duravit suite with dual flush w.c., and wash hand basin with mixer tap, ceramic tiling to one wall, ceiling with inset downlighters and extractor fan and underfloor heating.

UTILITY ROOM
fitted with a good number of storage cupboards with square edge stone working surfaces with matching upstands, inset single drainer sink unit with mixer tap, fitted and concealed Siemens washer/dryer, cupboard housing water softener and a broom cupboard with a Vaillant gas fired boiler providing domestic hot water and central heating system, ceiling with inset downlighters, extractor fan, double glazed door leading out to the garden.

ON THE FIRST FLOOR

LANDING
staircase rising to the second floor with painted timber handrail, newel post and spindles, double storage cupboard with shelving, further double storage cupboard again with shelving and underfloor heating manifolds.

SITTING ROOM
ceiling with a range of inset downlighters, underfloor heating, tall double glazed windows to the front incorporating a bay.

BEDROOM 1
range of fitted wardrobe cupboards to one wall, underfloor heating and tall double glazed windows to the rear.

ENSUITE SHOWER ROOM
with Duravit suite comprising large walk-in tiled shower with drencher shower head and separate hand held rose, wash hand basin with mixer tap and dual flush w.c., tiled floor with underfloor heating, heated towel rail/radiator, part tiled walls, ceiling with inset downlighters, extractor fan, double glazed and frosted window.

ON THE SECOND FLOOR

SPACIOUS LANDING
with double glazed Velux rooflight, cupboard housing pressurised hot water cylinder, storage space, radiator.

BEDROOM 2
range of fitted wardrobe cupboards to one wall, radiator, double glazed bay window to the front.

ENSUITE SHOWER ROOM
tiled shower cubicle with drencher shower head and hand held rose, Duravit wash hand basin and dual flush w.c., tiled floor with underfloor heating, part tiled walls, mirror fronted cabinet, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, double glazed and frosted windows to the front.

BEDROOM 3
radiator, a pair of double glazed windows to the rear.

BEDROOM 4
radiator, double glazed window to the rear.

BATHROOM
fitted with white Duravit suite comprising panelled bath with wall mounted mixer and shower above including drencher shower head and hand held rose, glazed shower screen, wash hand basin with mixer tap, dual flush w.c., tiled floor with underfloor heating, heated towel rail, part tiled walls, ceiling with inset downlighters, extractor fan.

OUTSIDE
Front garden with wrought iron railings, paved pathway to front door, flowering and shrub beds.

The rear garden is enclosed with ornamental lawn with paving to surround, wall water outlet, flowering and shrub beds and enclosed by walling and fencing. External staircase rising to:

STUDIO
with tall ceilings with a range of inset downlighters, radiator, stone working surfaces with matching upstands and a built-in and concealed fridge/freezer,single drainer sink unit with mixer tap, radiator, and a pair of double glazed windows to the rear and a double glazed window to the front.

SHOWER ROOM
with Duravit suite comprising walk-in tiled shower with drencher shower head and hand held rose, wash hand basin with mixer tap and dual flush w.c., tiled floor with underfloor heating, heated towel rail/radiator, ceiling with inset downlighters, extractor fan.

DOUBLE GARAGE
with remote control double width up and over door to the front, bin storage recess, wall mounted gas fired boiler for studio guest suite, plumbing and space for automatic washing machine, space for tumble dryer.





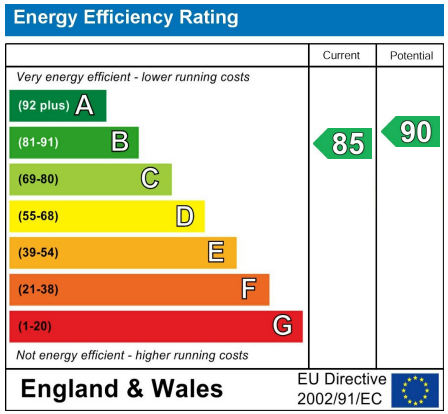


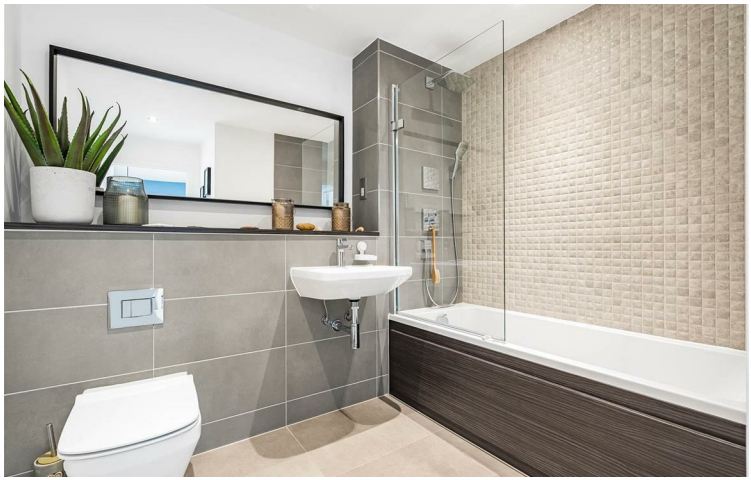






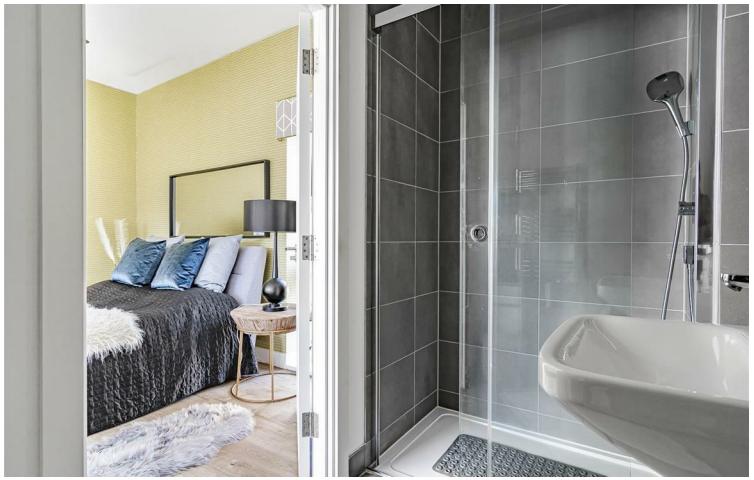












Guide Price £1,150,000
Tenure - Freehold
Council Tax Band - F
Local Authority - Cambridge City Council




SCORE BOARD





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Approximate Gross Internal Area 2272 sq ft - 211 sq m
(Excluding Garage)
Ground Floor Area 628 sq ft – 58 sq m
First Floor Area 645 sq ft – 60 sq m
Second Floor Area 645 sq ft – 60 sq m
Garage Area 399 sq ft – 37 sq m
Studio Area 354 sq ft – 33 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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