



BROWN & CO

1 CANUTE CLOSE



-1 CANUTE CLOSE-

Northstowe | Cambridge | CB24 1DQ

A most impressive five bedroom home constructed in 2021 occupying an enviable position within this sought after residential development.

Property Highlights

- No upward chain - 5 years on NHBC warranty remaining - Versatile and enhanced accommodation arranged over three floors - double garage - Driveway parking - Attractive setting within popular residential area - High specification throughout

House

Ground Floor: Entrance hallway - Living room - Kitchen diner - Study - Guest Cloakroom/utility area

First Floor: Landing - Principal bedroom - En-suite shower room - Bedroom two - Bedroom three - Family bathroom

Second Floor: Landing - Bedroom four - Bedroom five - Shower room

Total: 1765 sq. ft. (163 sq. m)



DETAILED DESCRIPTION

A well planned and recently upgraded five bedroom detached home located in an attractive position within Northstowe. The high specification accommodation extends to approximately 1765 sq. ft. arranged over three floors with the added benefit of driveway parking leading to the double garage and a fully enclosed rear garden with a storage shed.

LOCATION

Northstowe is a purpose built new town in South Cambridgeshire, located approximately 9 miles north west of Cambridge and positioned between the established villages of Longstanton and Oakington. The development has been carefully planned to provide a modern, well connected residential environment, combining contemporary infrastructure with generous green space and community facilities.

The town benefits from strong transport connectivity. Road access is convenient via the nearby A14, which provides direct links east to Cambridge and west towards Huntingdon, the Midlands, and the wider motorway network. A key feature of Northstowe is its proximity to the Cambridgeshire Guided Busway, with dedicated stops serving the town and offering frequent, reliable services to Cambridge city centre, Cambridge Science Park, St Ives, and surrounding settlements. Although Northstowe does not yet have its own railway station, regular guided bus services provide direct connections to Cambridge North and Cambridge mainline stations, offering fast rail access to London King's Cross, as well as regional destinations.

Amenities within Northstowe continue to expand as the town grows and now include local retail provision, cafés, community facilities, sports pitches, play parks, and healthcare services. Further neighbourhood centres, employment space, and leisure facilities are planned as part of the wider masterplan, ensuring long term sustainability and convenience for residents.

Educational provision is a key strength. Northstowe is served by well regarded state schools within the development, including Pathfinder Primary Academy and Northstowe Secondary College, providing modern educational facilities from primary through to secondary level. In addition, a wide selection of respected independent schools is available within easy reach, particularly in Cambridge, including The Perse School, St Faith's, The Leys, and other established preparatory and senior schools.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, storage cupboard, stairs to the first floor, under stairs drawers, wood effect flooring, doors to

LIVING ROOM

With window to the front aspect, engineered wooden flooring, double door to the kitchen diner

KITCHEN DINER

With window to the rear aspect, high gloss white kitchen with range of eye and base level units, wood effect worktop with inset sink and drainer with mixer tap over, inset five ring gas hob with chimney style extractor hood over, integrated appliances include: chest level double oven, fridge freezer and dishwasher, wood effect flooring, French doors opening to garden from kitchen and dining area.

STUDY

With window to the front aspect, engineered wooden flooring

GUEST CLOAKROOM/UTILITY AREA

With counter and inset basin with chrome mixer tap, under counter storage cupboards, integrated dishwasher, low level wc with eco flush button, wood effect flooring



FIRST FLOOR

LANDING

With window to the front aspect, doors to

PRINCIPAL BEDROOM

With window to the front aspect, opening to dressing room, door to

EN-SUITE SHOWER ROOM

With window to the rear aspect, contemporary suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap and shower enclosure with glass and chrome door, part tiled walls, wood effect flooring

BEDROOM TWO

With window to the front aspect, integral double wardrobe

BEDROOM THREE

With window to the rear aspect, wood effect flooring

FAMILY BATHROOM

With window to the rear aspect, contemporary suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and panelled bath with shower over, part tiled walls, wood effect flooring

SECOND FLOOR

LANDING

With Velux window, doors to

BEDROOM FOUR

With dormer window to the front aspect, Velux window, eaves storage

BEDROOM FIVE

With dormer window to the front aspect

SHOWER ROOM

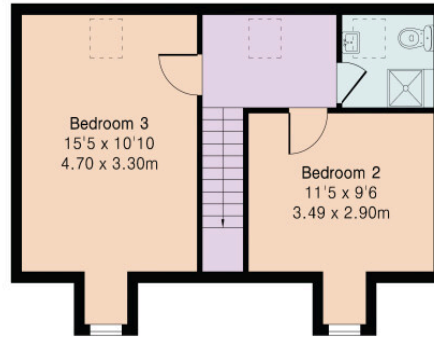
With Velux window, contemporary suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and glass/chrome shower cubicle, part tiled walls, wood effect flooring



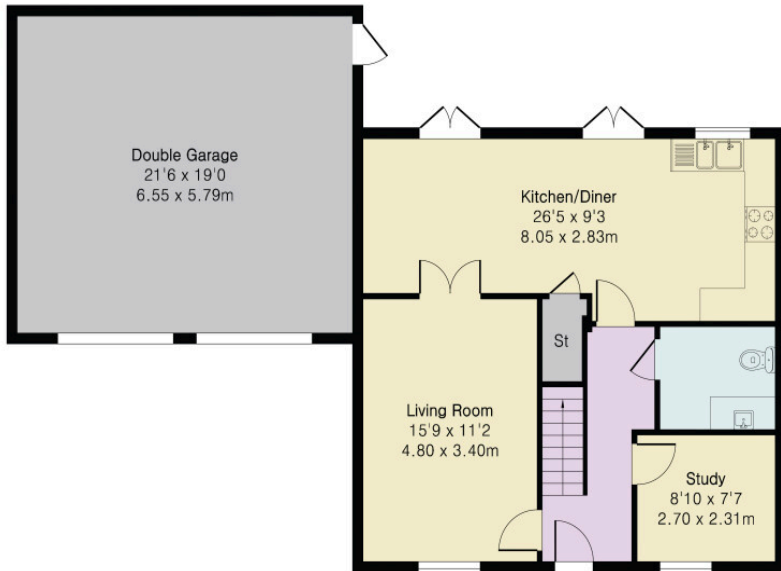


**Approximate Gross Internal Area 1765 sq ft - 163 sq m
(Excluding Garage)**

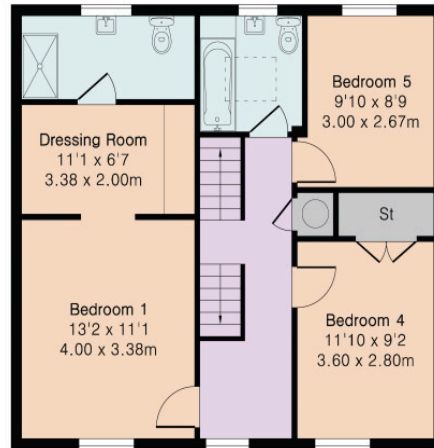
Ground Floor Area 670 sq ft – 62 sq m
 First Floor Area 670 sq ft – 62 sq m
 Second Floor Area 425 sq ft – 39 sq m
 Garage Area 408 sq ft – 38 sq m



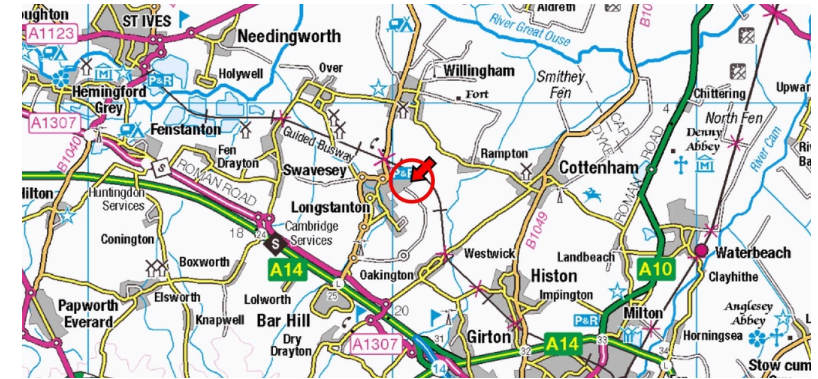
Second Floor



Ground Floor



First Floor



Tenure: Freehold

Services: Gas-fired central heating, mains electricity, water and drainage

Council Tax Band: F

EPC: B

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB149907. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Agents Note: The property is accessed via a private road, not maintained by the local authority.

Additional Charges: A management company is in place with an annual service charge of £140 per year. A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact:
 Harry Simmonds
 Divisional Partner, Residential Sales Manager

Office: 01223 659 050
 Mobile: 07353 15516
 Email: harry.simmonds@brown-co.co

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
 CC6a Clifton Court | Clifton Road | Cambridge CB1 7BN
 T 01223659050
 E cambridge@brown-co.com



BROWN & CO
 Property and Business Consultants