



ORIGINS

Contemporary 2, 3 & 4
bedroom homes to rent

Professionally managed by

Colby River | *Living*



WELCOME TO ORIGINS

Modern homes on the edge of Cambridge

Located within Franklin Gardens, Origins is a collection of contemporary 2, 3 and 4 bedroom homes designed for modern living.

Combining thoughtfully designed interiors, private outdoor space and energy-efficient features, these homes have been created to support the way people live today.

Whether you're taking your first step into a family home, looking for more space to grow, or seeking the flexibility of professionally managed renting, Origins offers a place where you can feel at home from day one.

Situated just a short distance from Cambridge city centre, Franklin Gardens brings together the convenience of city living with access to open green space, everyday amenities and excellent transport connections. With schools, shops, leisure facilities and walking and cycling routes all close by, everything you need is within easy reach.

At Origins, you'll enjoy more than just a home. You'll enjoy the confidence that comes with renting through Colby River Living, with dedicated support, professional management and homes designed around the needs of modern renters.

CAMBRIDGE & FRANKLIN GARDENS

Well connected. Well placed.

Origins enjoys an excellent location within Franklin Gardens, a growing neighbourhood on the northern edge of Cambridge.

Designed with green space, walking routes and everyday convenience in mind, Franklin Gardens offers a range of local amenities including a primary school, supermarket, library and sports facilities, all within easy reach of home.

Just under four miles away, Cambridge city centre offers a unique mix of history, culture and innovation. From world-famous university colleges and museums to independent cafés, restaurants and shopping destinations, the city provides something for everyone.

For commuters, Cambridge railway station offers direct services to London, while the nearby A14 provides convenient connections across the region. Whether travelling for work or leisure, Origins is perfectly positioned to keep you connected.

Combining the energy of one of the UK's most desirable cities with the comfort of a modern neighbourhood, Origins offers the best of both worlds.





DESIGNED FOR MODERN LIVING

Every home at Origins has been carefully designed to support modern lifestyles, combining contemporary interiors with practical features that make everyday living easier.



Smart living

Secure smart locks provide convenience and peace of mind.



Pet friendly

Because home should include every member of the family.



Energy-efficient homes

Air source heat pumps, high levels of insulation and energy-efficient construction help reduce running costs.



Private gardens

Outdoor space designed for relaxing, entertaining and spending time with family and friends.



EV charging

Electric vehicle charging supports sustainable living.



Professional management

Responsive support from Colby River Living throughout your tenancy.



SPECIFICATION

Thoughtfully designed throughout.

Kitchens

Contemporary fitted kitchens featuring integrated appliances, practical storage solutions and modern finishes.

Bathrooms

Stylish bathrooms finished with high-quality sanitaryware, contemporary tiling and chrome fittings.

Heating & Sustainability

Energy-efficient air source heat pumps and smart heating controls help create comfortable homes throughout the year.

Flooring & Finishes

A carefully selected combination of durable flooring, quality carpets and contemporary finishes creates practical and stylish living spaces.

External Features

Gardens, designated parking, EV charging and landscaped surroundings.

Connectivity

Superfast broadband ready homes with data and media connections designed to support modern living and flexible working.



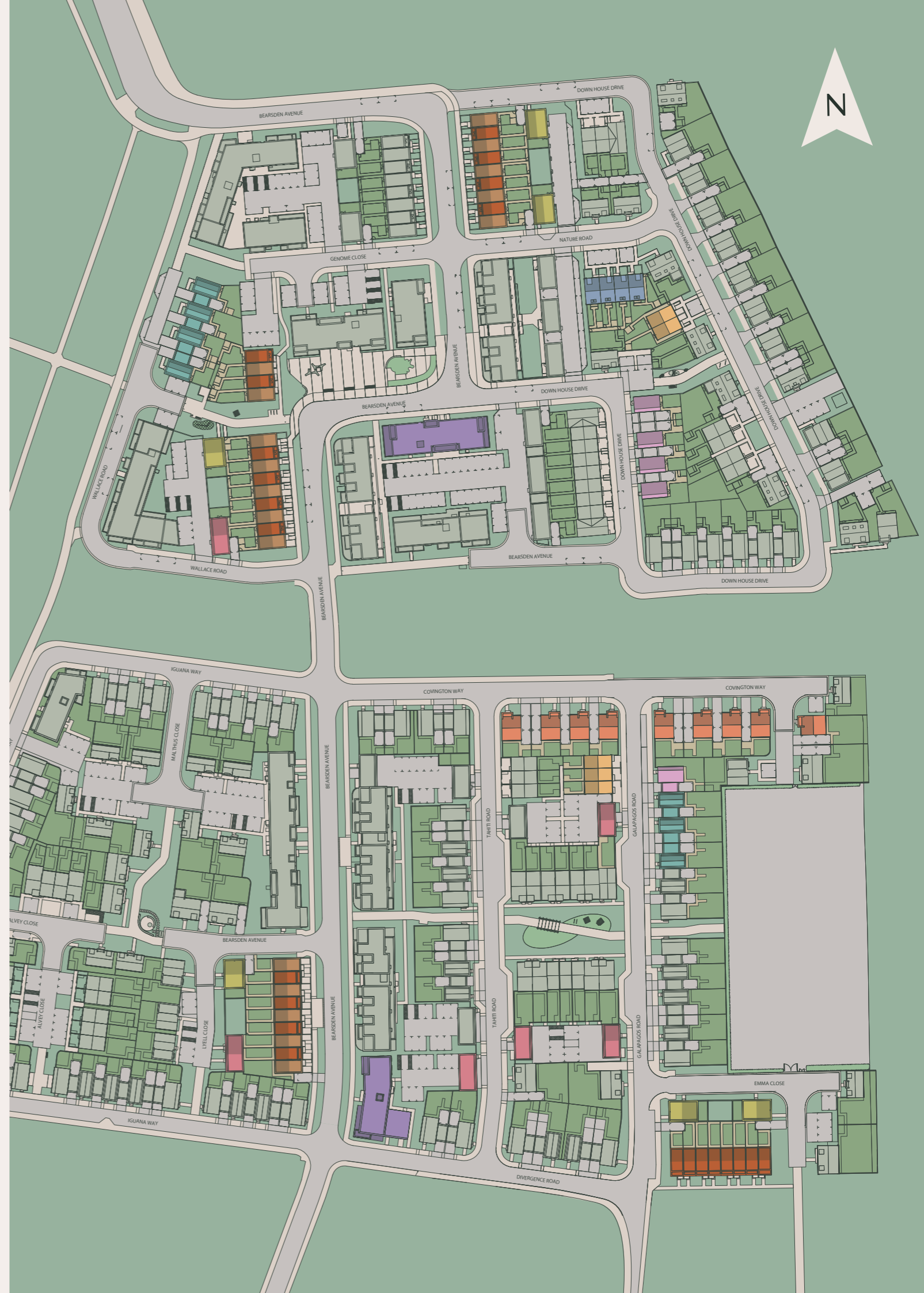
SITE PLAN

-  **The Burnell**
2 bedroom home
-  **The Milner**
2 bedroom home
-  **The Marshall**
2 bedroom home

-  **The Newton**
3 bedroom home
-  **The Maxwell**
3 bedroom home

-  **The Cartwright**
4 bedroom home
-  **The Cleaveland**
4 bedroom home
-  **The Rutherford**
4 bedroom home
-  **The Turing**
4 bedroom home

-  **The Goodall**
2 bedroom apartment



THE GOODALL

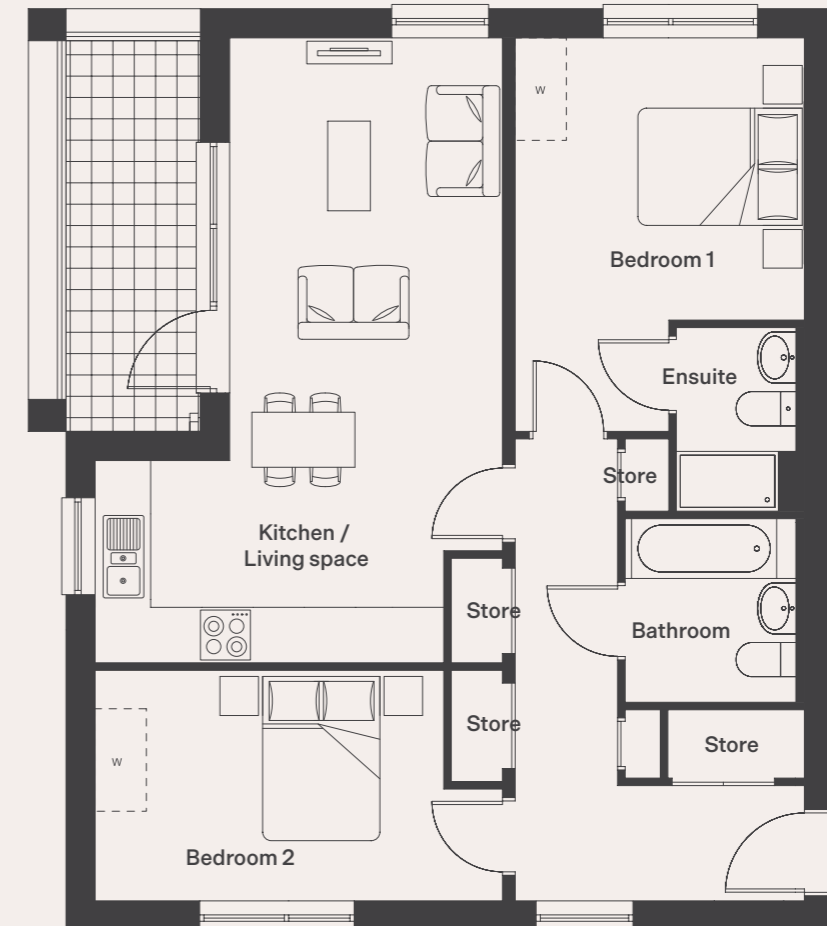
Two-bedroom apartment

774 sq. ft / 77.9 m²



Designed to maximise space and flexibility, The Goodall offers contemporary apartment living with a bright, open-plan layout.

At the heart of the home is a spacious kitchen, dining and living area, creating a versatile space for everyday living. There are two double bedrooms, with bedroom one benefitting from an en-suite shower room. A separate bathroom and multiple storage cupboards add further practicality and convenience.



Kitchen / Living	7.35m x 4.11m	24'1" x 13'6"
Bedroom1	4.64m x 3.40m	15'3" x 11'2"
Ensuite	2.18m x 1.53m	7'2" x 5'0"
Bedroom2	2.73m x 4.80m	8'11" x 15'11"
Bathroom	2.18m x 2.13m	7'2" x 7'0"

THE MILNER

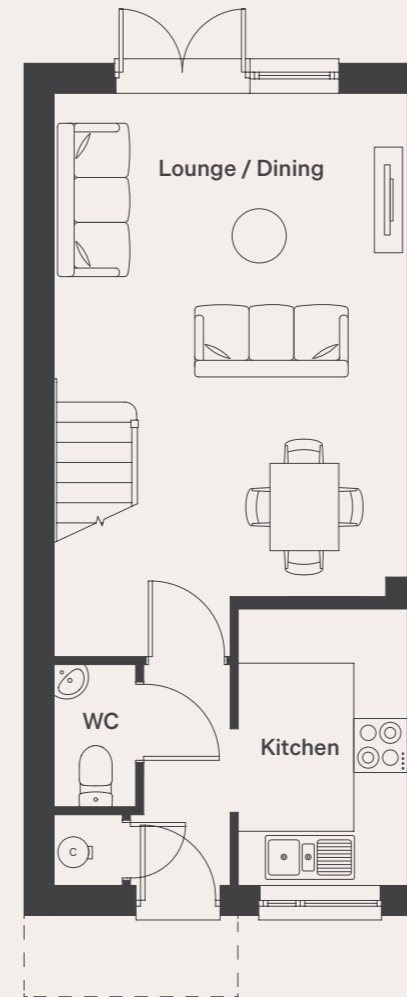
Two-bedroom home

755 sq. ft / 70.14 m²



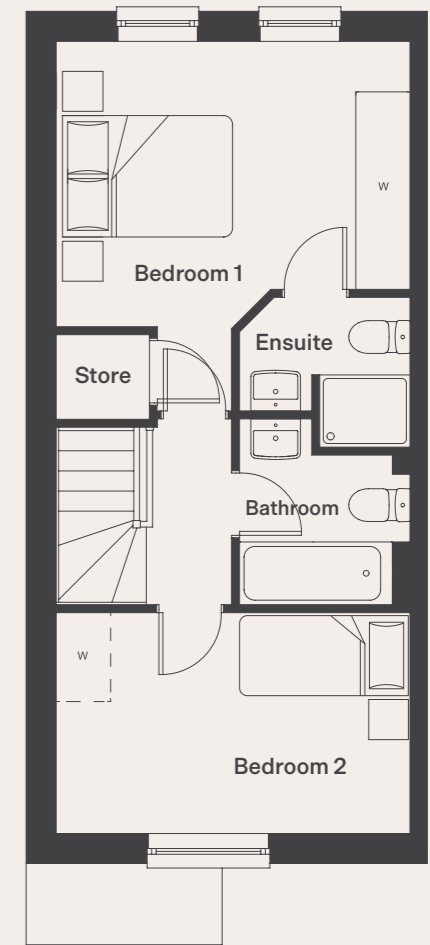
Designed to make the most of every space, The Milner offers a bright and practical layout suited to modern lifestyles.

The ground floor features an open-plan lounge and dining area, a separate kitchen and a convenient downstairs WC. Upstairs, two well-proportioned bedrooms are complemented by a family bathroom, while bedroom one benefits from an en-suite shower room, providing added comfort and convenience.



GROUND FLOOR

Kitchen / Diner	4.74m x 3.08m	15'6" x 10'1"
Living Room	3.65m x 4.27m	11'11" x 14'0"
WC	1.64m x 0.93m	5'4" x 3'0"



FIRST FLOOR

Bedroom1	3.02m x 4.27m	9'10" x 14'0"
Bedroom2	3.01m x 4.27m	9'9" x 14'0"
Bathroom	2.23m x 1.99m	7'3" x 6'6"

THE BURNELL

Two-bedroom home

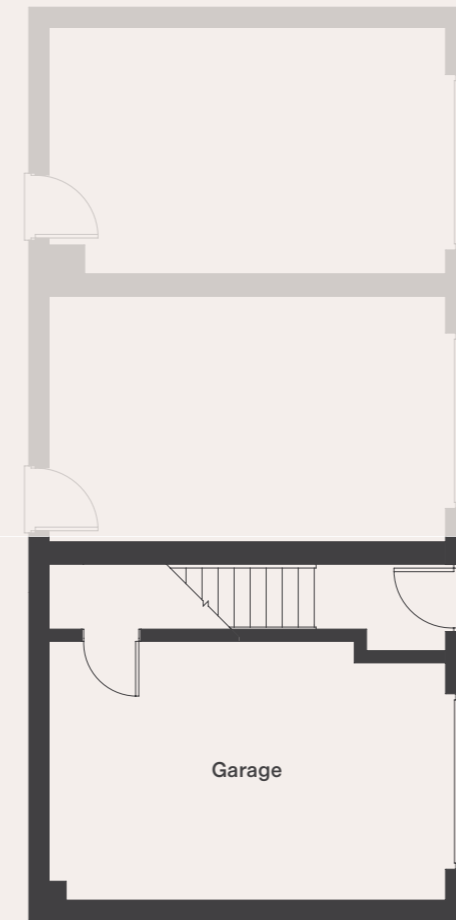
772 sq. ft / 71.72 m²



The Burnell offers well-balanced living space across a single level, with the added benefit of a private garage below.

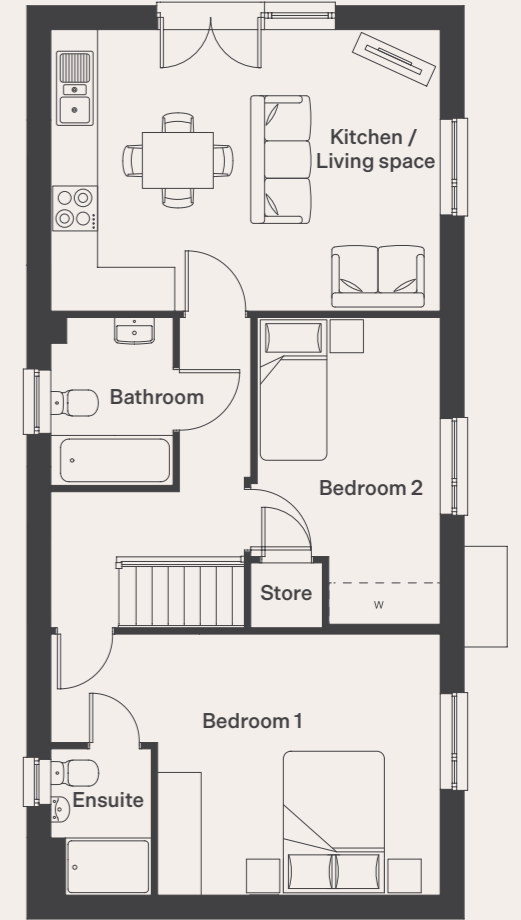
The first floor features an open-plan kitchen, dining and living area, alongside two well-proportioned bedrooms and a stylish bathroom. Bedroom one benefits from an en-suite shower room, providing added comfort and convenience.

Computer generated image shown for illustrative purposes only. Indicative only and not plot specific.



GROUND FLOOR

Garage	3.58m x 5.47m	11'9" x 17'11"
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FIRST FLOOR

Kitchen / Living	3.95m x 5.47m	12'11" x 17'11"
Bedroom 1	3.66m x 3.95m	12'0" x 12'11"
Ensuite	2.78m x 1.55m	9'1" x 5'6"
Bedroom 2	4.35m x 1.59m	14'3" x 5'2"
Bathroom	2.36m x 1.69m	7'9" x 5'6"

THE MARSHALL

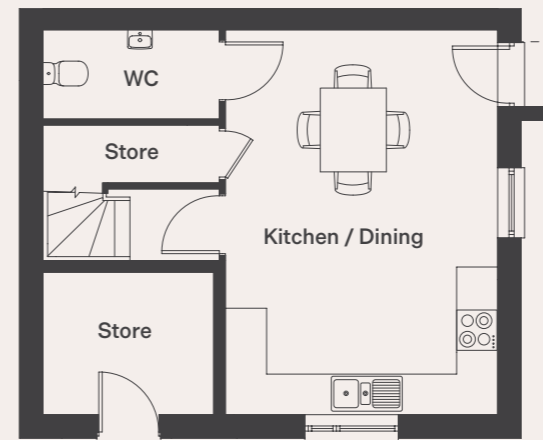
Two-bedroom home

1058 sq. ft / 98.3 m²



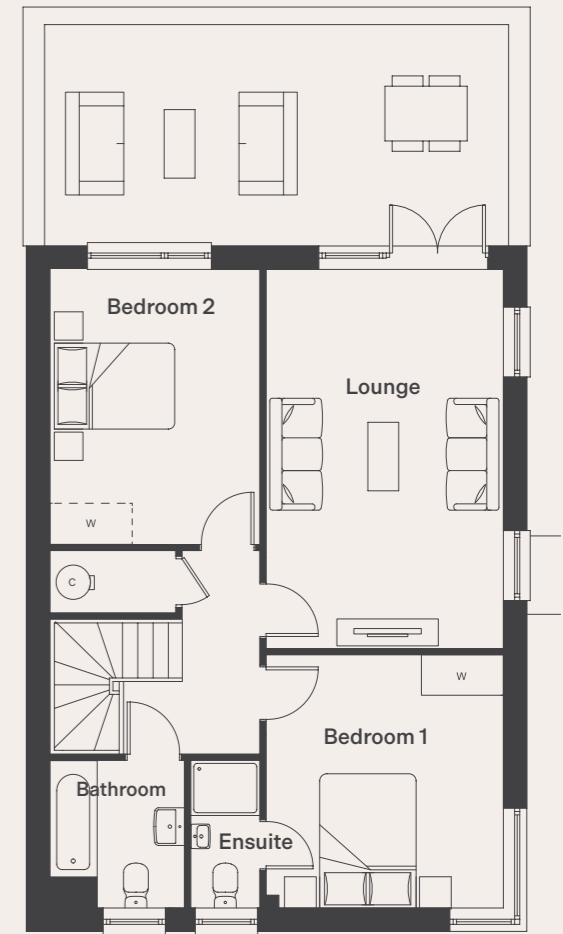
Offering generous accommodation across two floors, The Marshall combines flexible living space with contemporary design.

The ground floor features an open-plan kitchen-dining area, creating a sociable space for everyday living. Upstairs, a separate lounge provides additional flexible living space, while two spacious bedrooms are complemented by a family bathroom. Bedroom one includes an en-suite shower room providing added comfort and convenience.



GROUND FLOOR

Kitchen / Dining	5.60m x 3.96m	18'5" x 13'0"
WC	1.30m x 2.57m	4'3" x 8'5"



FIRST FLOOR

Lounge	5.64m x 3.46m	18'2" x 11'4"
Bedroom1	3.70m x 3.46m	12'2" x 11'4"
Ensuite	2.16m x 1.01m	7'1" x 3'4"
Bedroom2	4.02m x 3.47m	13'2" x 10'1"
Bathroom	2.16m x 1.70m	7'1" x 6'5"

THE MAXWELL

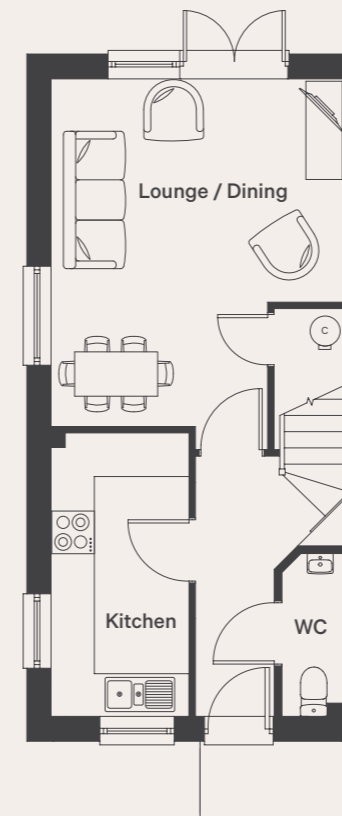
Three-bedroom home

1157 sq. ft / 107.5 m²



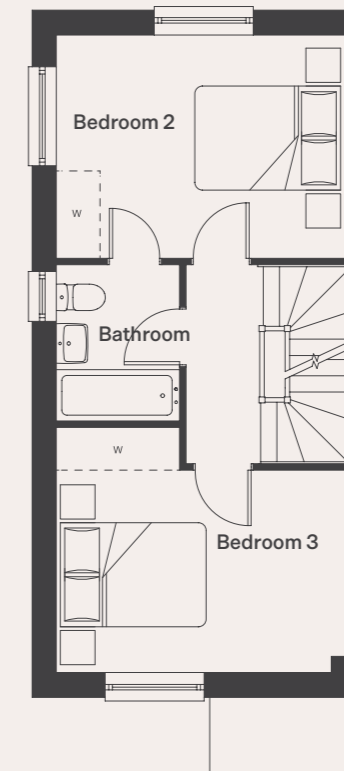
With accommodation arranged across three floors, The Maxwell offers flexible living space designed to adapt to modern family life.

The ground floor features a spacious lounge and dining area, a separate kitchen and a convenient downstairs WC. Two bedrooms and a family bathroom are located on the first floor, while the second floor is dedicated to bedroom one, complete with a dressing room and en-suite shower room, creating a private retreat away from the rest of the home.



GROUND FLOOR

Lounge / Dining	4.78m x 4.03m	15'8" x 13'3"
Kitchen	3.90m x 1.90m	12'9" x 6'3"
WC	2.24m x 0.90m	7'4" x 2'10"



FIRST FLOOR

Bedroom 2	3.10m x 4.04m	10'1" x 13'3"
Bedroom 3	3.37m x 4.04m	11'1" x 13'3"
Bathroom	2.15m x 1.69m	7'1" x 5'7"



SECOND FLOOR

Bedroom 1	5.89m x 4.04m	19'4" x 13'3"
Dressing Room	2.78m x 1.79m	9'1" x 5'10"
Ensuite	2.78m x 2.16m	9'1" x 7'1"

THE NEWTON

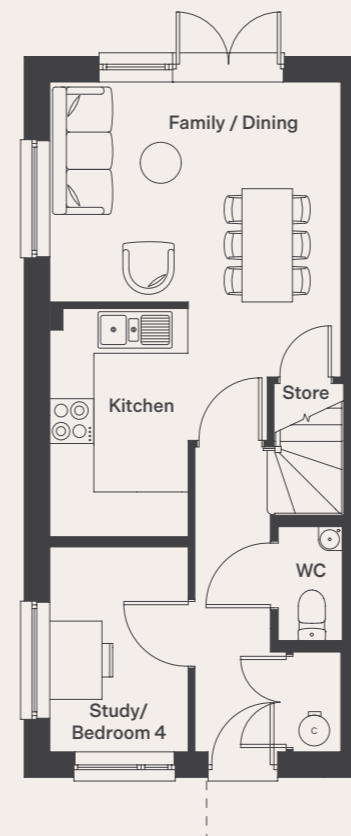
Three-bedroom home

1094 sq. ft / 101.73 m²



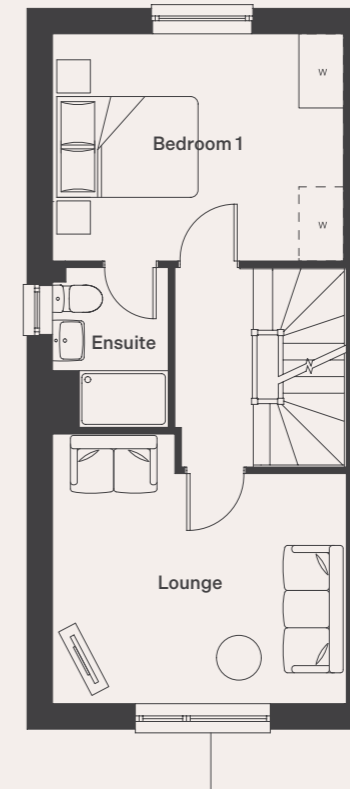
Designed to balance family life and flexibility, The Newton offers generous living space arranged over three floors.

The ground floor features a family and dining area, separate kitchen, study or fourth bedroom and a convenient downstairs WC. The upper floors provide flexible accommodation for growing families, while bedroom one benefits from an en-suite shower room, creating a comfortable home for modern living.



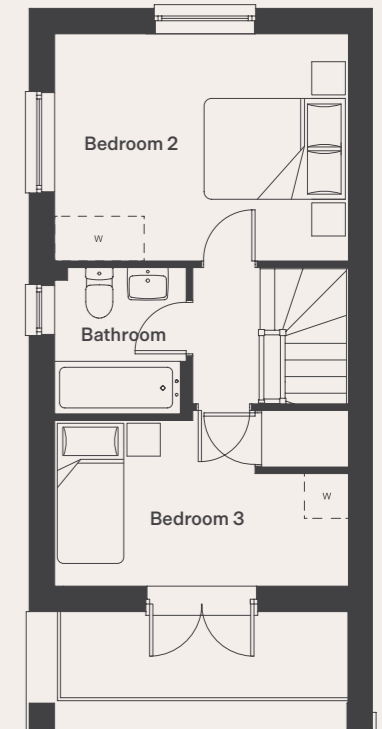
GROUND FLOOR

Family / Dining	4.81m x 3.90m	15'9" x 12'10"
Kitchen	3.10m x 1.86m	10'0" x 6'1"
Bedroom 4 / Study	2.75m x 1.86m	9'0" x 6'1"
WC	1.53m x 0.86m	5'0" x 2'10"



FIRST FLOOR

Lounge	3.62m x 3.94m	11'10" x 12'11"
Bedroom 1	3.05m x 3.94m	10'0" x 12'11"
Ensuite	2.14m x 1.55m	7'0" x 5'1"



SECOND FLOOR

Bedroom 2	3.05m x 3.94m	10'0" x 12'11"
Bedroom 3	2.25m x 3.94m	7'5" x 12'11"
Bathroom	1.96m x 1.77m	6'5" x 5'9"

THE TURING

Four-bedroom home

1217 sq. ft / 113.1 m²



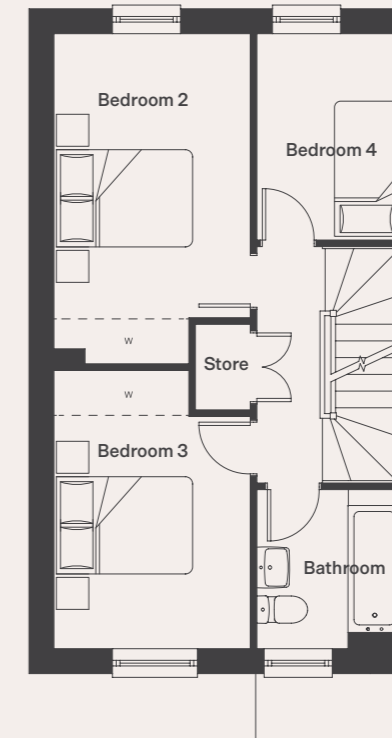
Spanning three floors, The Turing offers substantial living space designed for modern family living.

The ground floor features a spacious lounge and dining area, a separate kitchen and a convenient downstairs WC. Three bedrooms and a family bathroom are located on the first floor, while the second floor is dedicated to bedroom one, complete with a dressing area and en-suite shower room, creating a private retreat within the home.



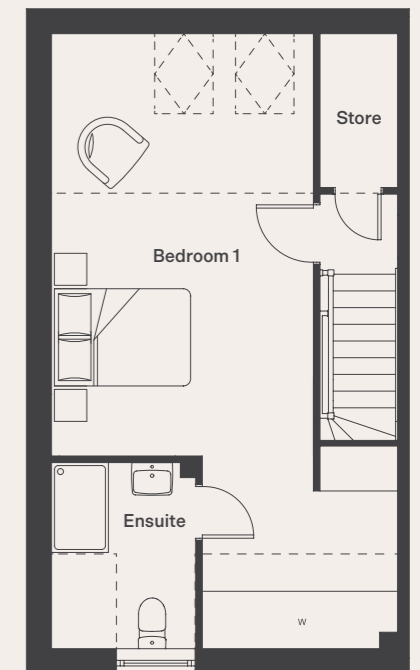
GROUND FLOOR

Lounge / Dining	5.85m x 4.62m	19'2" x 15'2"
Kitchen	4.21m x 2.48m	13'10" x 8'2"
WC	1.70m x 0.87m	5'7" x 2'10"



FIRST FLOOR

Bedroom 2	4.41m x 2.62m	14'6" x 8'7"
Bedroom 3	3.72m x 2.62m	12'2" x 8'7"
Bedroom 4	2.76m x 1.91m	9'0" x 6'3"
Bathroom	2.13m x 1.91m	7'0" x 6'3"



SECOND FLOOR

Bedroom 1	8.21m x 3.50m	26'11" x 11'6"
Ensuite	2.49m x 1.93m	8'2" x 6'4"

THE CARTWRIGHT

Four-bedroom home

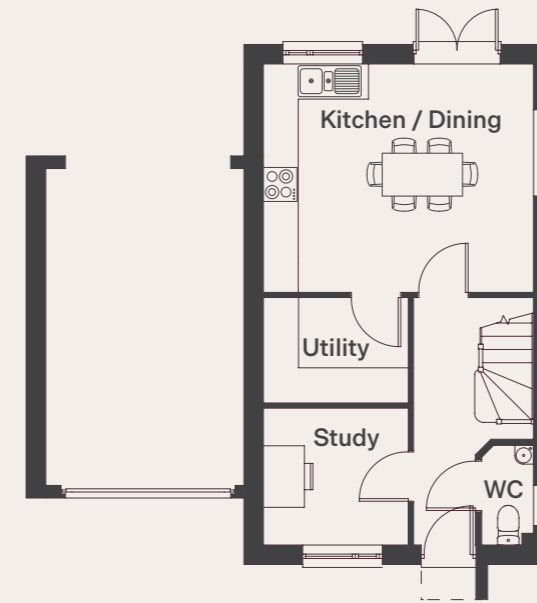
1430 sq. ft / 132.85 m²



Designed across three floors, The Cartwright offers flexible living space with room to adapt to changing needs.

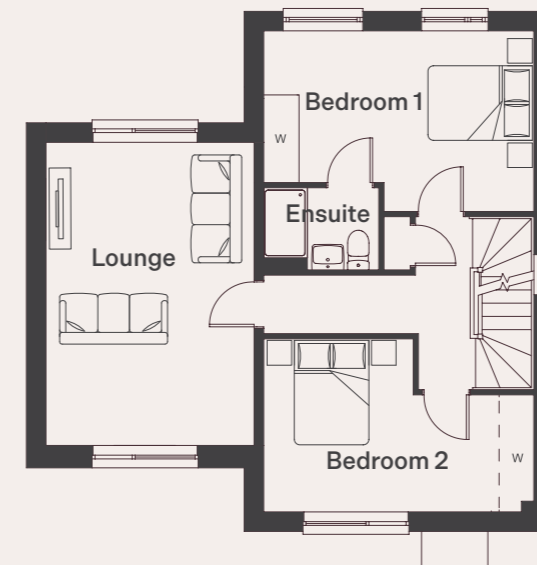
The ground floor features a spacious kitchen and dining area, separate study, utility room and WC. On the first floor, a generous lounge sits alongside two bedrooms, including bedroom one with en-suite shower room. Two further bedrooms and a family bathroom are located on the second floor, together with a private terrace providing additional outdoor space.

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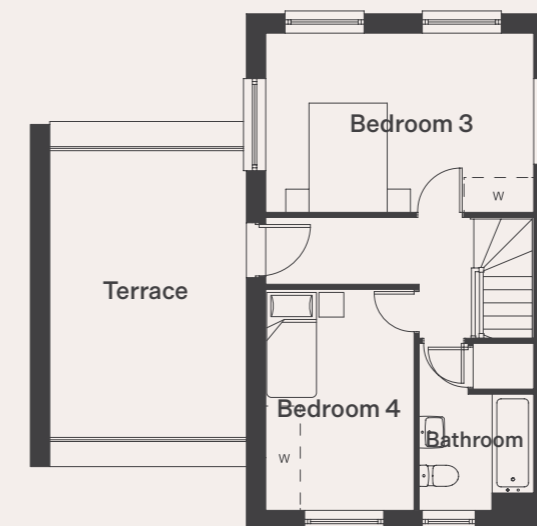
GROUND FLOOR

Kitchen / Dining	4.81m x 4.75m	15'9" x 15'7"
Utility	1.82m x 2.49m	5'11" x 8'2"
Study	2.38m x 2.49m	7'9" x 8'2"
WC	1.76m x 1.16m	5'9" x 3'9"
Garage	5.41m x 3.38m	17'9" x 11'1"



FIRST FLOOR

Lounge	5.23m x 3.38m	17'2" x 11'1"
Bedroom 1	3.12m x 4.67m	10'3" x 15'4"
Ensuite	1.64m x 1.92m	5'4" x 6'3"
Bedroom 2	2.99m x 4.67m	9'10" x 15'4"



SECOND FLOOR

Bedroom 3	3.12m x 4.67m	10'3" x 15'4"
Bedroom 4	3.84m x 2.59m	12'7" x 8'6"
Bathroom	2.04m x 2.01m	6'8" x 6'7"

THE CLEVELAND

Four-bedroom home

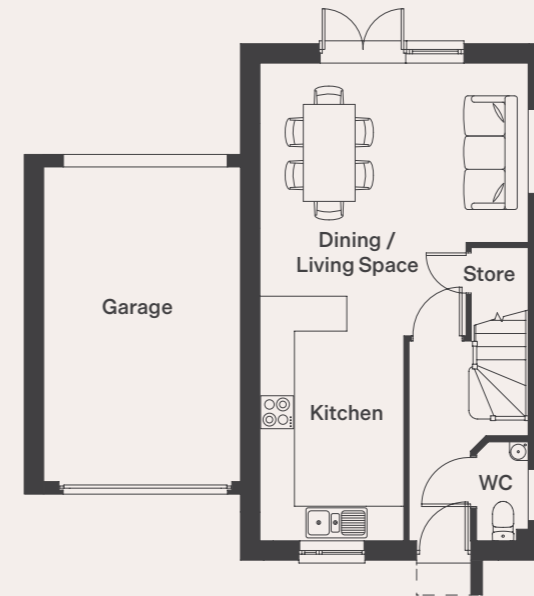
1430 sq. ft / 132.85 m²



Designed across three floors, The Cleveland offers spacious and flexible accommodation, perfectly suited to modern family living.

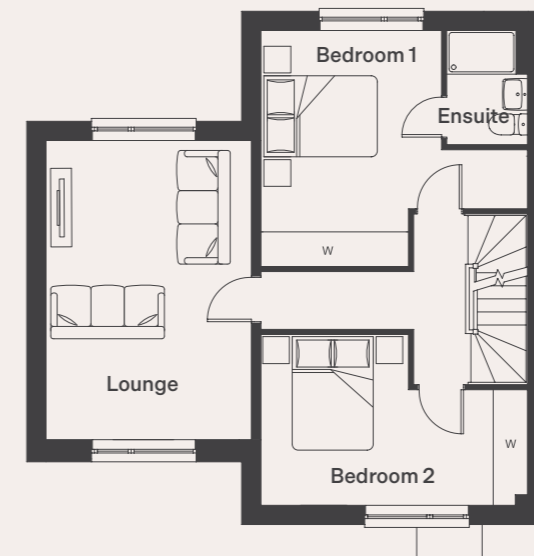
The ground floor features an open-plan kitchen, dining and living area, creating a bright and sociable space for everyday life, alongside a convenient downstairs WC. On the first floor, a separate lounge provides additional living space, while bedroom one benefits from an en-suite shower room and is complemented by a second bedroom. The second floor offers two further bedrooms and a stylish family bathroom, providing comfortable and versatile accommodation for growing families.

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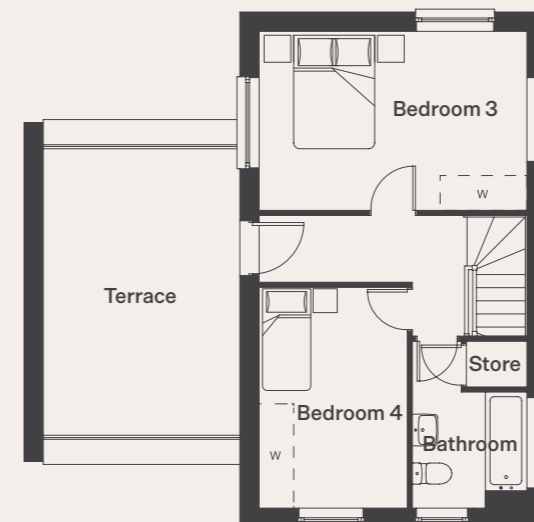
GROUND FLOOR

Dining / Living	3.12m x 4.67m	10'3" x 15'4"
Kitchen	3.48m x 2.85m	11'5" x 9'4"
WC	1.43m x 1.76m	4'8" x 5'9"
Garage	5.23m x 3.35m	17'2" x 10'11"



FIRST FLOOR

Lounge	5.23m x 3.35m	17'2" x 10'11"
Bedroom 1	4.12m x 2.84m	13'6" x 9'4"
Ensuite	2.25m x 1.44m	7'4" x 4'8"
Bedroom 2	4.67m x 3.00m	15'4" x 9'10"



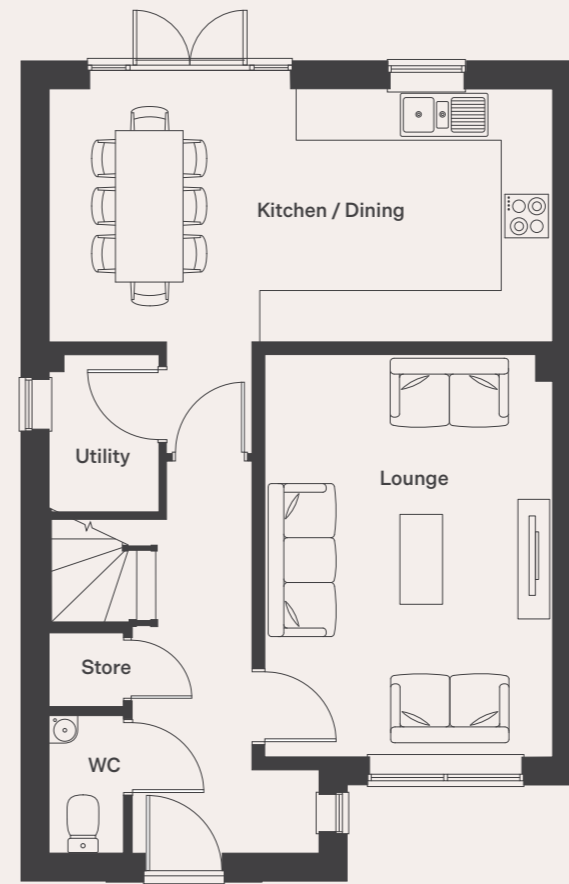
SECOND FLOOR

Bedroom 3	3.12m x 4.67m	10'2" x 15'4"
Bedroom 4	3.93m x 2.59m	12'10" x 8'6"
Bathroom	2.10m x 2.01m	6'10" x 6'7"

THE RUTHERFORD

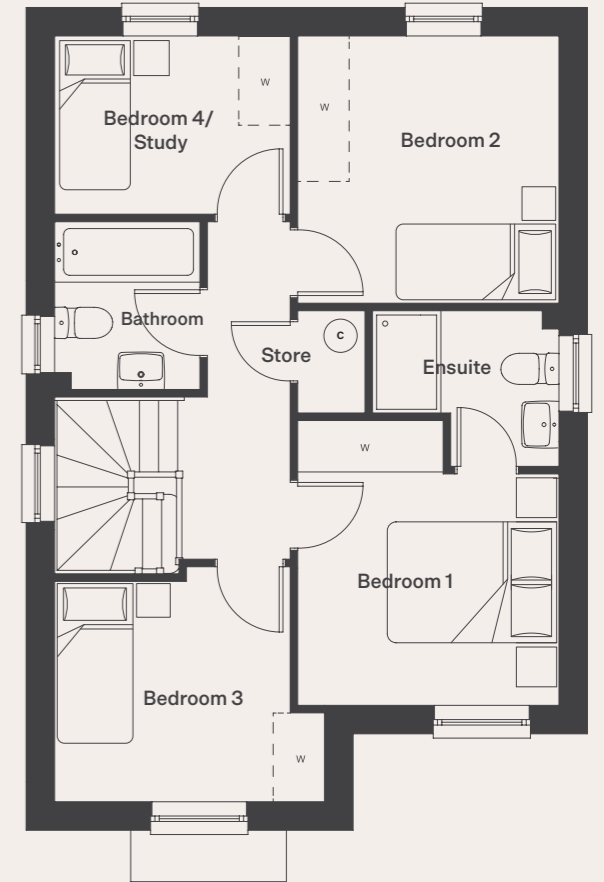
Four-bedroom home

1080 sq. ft / 100.33 m²



GROUND FLOOR

Kitchen / Dining	3.01m x 5.94m	9'10" x 19'6"
Lounge	4.74m x 3.21m	15'6" x 10'6"
WC	1.66m x 0.94m	5'5" x 3'1"



FIRST FLOOR

Bedroom 1	2.74m x 3.09m	8'12" x 10'1"
Ensuite	1.84m x 1.30m	6'4" x 4'3"
Bedroom 2	3.16m x 3.09m	10'4" x 10'1"
Bedroom 3	2.61m x 3.21m	8'6" x 10'6"
Bedroom 4 / study	2.12m x 2.79m	6'11" x 9'2"
Bathroom	1.98m x 1.71m	6'6" x 5'7"

Designed with flexibility in mind, The Rutherford offers generous living space and a layout suited to modern family life.

The ground floor features a spacious kitchen and dining area, a separate lounge, useful storage and a convenient downstairs WC. Upstairs there are four bedrooms and a stylish family bathroom. Bedroom one benefits from an en-suite shower room. Bedroom four can also be used as a study, offering additional versatility to suit your needs.



RENTING WITH COLBY RIVER LIVING

A better way to rent

At Colby River Living, we believe renting should be straightforward, flexible and designed around the people who call our homes their own.

That's why we provide professionally managed homes, responsive support and a seamless rental experience from the moment you move in.

Whether you're settling into your first family home, looking for more space, or planning for the future, we're here to help make renting simple, giving you the confidence to focus on enjoying life at Origins.

Professionally Managed

Our dedicated team is committed to delivering a high standard of service throughout your tenancy. From move-in day onwards, we're here to help with any questions, maintenance requests or day-to-day support you may need.

Simple, Connected Living

Managing your home should be easy. Residents benefit from convenient digital tools that make it simple to access information, communicate with our team and report maintenance issues whenever needed.

More Than a Place to Live

At Colby River Living, we're committed to creating homes where residents feel comfortable, supported and valued.

Because finding the right home is only the beginning. Loving where you live is what matters most.

Important information: The information, images and plans in this brochure are intended as a general guide only and do not form part of any contract, tenancy agreement or warranty. Homes, layouts, dimensions, specifications, finishes, fittings, services, landscaping, parking arrangements and external materials may vary by house type and plot, and may be subject to change. Please speak to the leasing team for current plot-specific details, availability and confirmed specification before applying. Colby River Property Management Limited will be the legal entity responsible for the letting and management of the homes. Exterior images and computer generated images are indicative only and are intended to show the general character of the development. They are not necessarily plot specific. External finishes, materials, brick colours, roof tiles, boundary treatments, landscaping, roads, footpaths, parking spaces, neighbouring buildings and surrounding views may vary. Floor plans are for illustrative purposes only and are not to scale. Dimensions, floor areas and layouts are approximate and may vary by plot. Window positions, doors, built-in storage, kitchen and bathroom layouts, external features and parking arrangements may differ. Furniture, soft furnishings and decorative items are not included unless specifically stated. Please check plot-specific plans and specification with the leasing team.

ORIGINS

AT FRANKLIN GARDENS

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