



Spens Avenue, Cambridge, CB3 9LS

**CHEFFINS**

# Spens Avenue

Cambridge,  
CB3 9LS

 4
  4
  3

**Guide Price £1,700,000**

- Contemporary Home Built In 2013 By Dean & Dean
- Wealth Of Cleverly Designed Accommodation Extending to 2,500sqft
- Open Plan Kitchen/Dining Room With Two Sets Of Bi-Folding Doors
- First Floor Sitting Room With Views Over Playing Fields
- Off Road Parking & Adjoining Garage
- Four Bedrooms
- Three Bathrooms, Two Of Which Are En Suites
- Principal Bedroom Suite With Balcony
- No Onward Chain

A rare opportunity to acquire a striking architect-designed family home, offering beautifully balanced contemporary accommodation over three floors and finished to an exceptional standard throughout. Built in 2013 by the highly regarded Dean & Dean, the property forms part of an exclusive development and enjoys attractive rear views across the Corpus Christi sports field. Situated in a prime position within the highly sought-after Newnham district, just to the west of Cambridge city centre.





## LOCATION

Spens Avenue is superbly located in the highly sought-after district of Newnham, one of Cambridge's most desirable residential areas. Nestled to the west of the historic city centre, Newnham combines the charm of a peaceful village atmosphere with the convenience of city living. The property lies within easy reach of the River Cam, Grantchester Meadows, and Lammas Land, offering beautiful green spaces and riverside walks just moments from the doorstep. Newnham boasts an excellent range of local amenities, including independent shops, a traditional butcher, artisan bakery, cafés, and a well-stocked supermarket, all contributing to its vibrant community feel. Families are particularly well served, with outstanding local schooling options such as Newnham Croft Primary School, The Leys, St John's College School, and King's College School all within easy reach, alongside the University of Cambridge's many academic and cultural facilities. The local catchment schools are Newnham Croft (primary) awarded good and Parkside Community College (secondary) awarded outstanding both within walking/cycling distance. The city centre, with its world-famous Colleges, museums, theatres, and wide variety of restaurants and shopping, is less than a mile away, easily accessible on foot or by bicycle. For those needing to travel further afield, the property offers excellent transport connections. The nearby M11 provides swift access to Stansted Airport, London, and the south, while Cambridge mainline station offers fast services into London King's Cross and Liverpool Street. This combination of tranquillity, community, and connectivity makes Newnham, and Spens Avenue in particular, one of the most desirable addresses in Cambridge.

**STORM PORCH**

covering the front entrance door with blocked paving and composite panelled entrance door leading through into:

**ENTRANCE HALL**

With tiled flooring, the space enjoys a striking galleried landing effect, enhanced by contemporary glass balustrades. A set of double doors provides access to a useful storage cupboard, while stairs rise to the first-floor accommodation with both open understairs storage and a further enclosed cupboard. A high-level double-glazed window above the entrance hall allows for an abundance of natural light, complemented by inset LED downlighters. A set of panelled glazed doors leads through into the impressive open-plan kitchen/dining room.

**CLOAKROOM**

Comprising a two-piece suite with a low-level W.C. featuring a concealed dual flush and a wash hand basin with hot and cold mixer tap, complemented by a tiled splashback and upstand. Additional features include a wall-mounted mirror, tiled flooring, heated towel rail, extractor fan, and inset LED downlighters. A set of double doors provides access to a useful storage cupboard, while a double-glazed window fitted with privacy glass overlooks the side aspect.

**EXPANSIVE OPEN PLAN KITCHEN/DINING ROOM**

The kitchen comprises a contemporary range of wall and base-mounted storage cupboards and drawers, all benefitting from soft-close fittings, set beneath a composite stone work surface. An inset stainless steel one-and-a-quarter bowl sink with hot and cold mixer tap, drainer to the side, and waste disposal is also provided. There is an integrated four-ring induction hob with a rising extractor hood, along with pop-up power points set within the work surface. A suite of integrated Miele appliances includes ovens, a microwave grill, steam ovens, and two warming drawers. There is also space and plumbing for an American-style fridge/freezer, alongside a wealth of additional storage, an integrated wine cooler, and dishwasher. Further features include inset LED downlighters, tiled flooring, and a set of double-glazed bi-folding doors leading out onto the garden and through into:

**DINING/FAMILY ROOM**

With an electric fireplace, the room also features a recessed area designed for a wall-mounted TV, complete with power points. Further benefits include tiled flooring and inset LED downlighters. A set of double-glazed bi-folding doors opens out onto the patio, creating a wonderful outlook over the garden and enhancing the sense of indoor-outdoor living.

**DOOR FROM KITCHEN LEADING INTO UTILITY ROOM**

Which comprises a range of both wall and base-mounted storage cupboards and drawers, all benefitting from soft-close fittings, set beneath a stone-effect rolltop work surface. There is an inset sink with hot and cold mixer tap and drainer to the side, along with space and plumbing for a washer and dryer. Further features include additional storage cupboards, a wall-mounted gas-fired Glow-worm boiler providing hot water and heating for the property, inset LED downlighters, and an extractor fan. A panelled glazed door leads out onto the side access.

**OFFICE/BEDROOM 5**

With tiled flooring, the room benefits from a wall-mounted thermostat and underfloor heating controls. A useful storage cupboard houses the underfloor heating manifold and electricity consumer unit. Further features include inset LED downlighters and double-glazed windows, including a striking corner feature window offering views to both the front and side aspects.

**ON THE FIRST FLOOR****LANDING**

With stairs rising to the second-floor accommodation, the space is enhanced by contemporary glass balustrades and brushed stainless steel handrails. Additional features include a radiator and inset LED downlighters. Airing cupboard housing a pressurised hot water cylinder with fitted timber shelving. Doors lead to the respective rooms, including a set of double-glazed panelled doors providing access into:

**FIRST FLOOR SITTING ROOM**

With inset LED downlighters, radiator, and electric fireplace, the room also features a recessed area designed for a wall-mounted TV with connection points. A set of double-glazed sliding doors opens onto a Juliet balcony, providing delightful views not only over the garden but also across the playing fields to the rear.

**BEDROOM 2**

With full-height built-in wardrobes fitted with hanging rails and shelving, accessed via sliding mirrored doors. There is a power point for a wall-mounted TV, inset LED downlighters, and a radiator. A double-glazed window enjoys pleasant views over the garden and the playing fields beyond.

**BEDROOM 3**

With full-height built-in wardrobes fitted with hanging rails and shelving, accessed via sliding mirrored doors. There is a power point for a wall-mounted TV, inset LED downlighters, and a radiator. A double-glazed corner window provides a pleasant outlook to the front aspect, allowing for an abundance of natural light.

**FAMILY BATHROOM**

Comprising a four-piece suite including a tiled bath with hot and cold mixer tap, and a walk-in shower with glazed partition and dual shower heads (one rainfall and one wall-mounted). There is also a low-level W.C. with concealed dual flush and a wash hand basin with hot and cold mixer tap, complemented by a tiled surround. Further features include a recessed niche with fitted shelving, shaver point, wall-mounted mirror, heated towel rail, tiled flooring, inset LED downlighters, and an extractor fan. A double-glazed window fitted with privacy glass overlooks the side aspect.

**ON THE SECOND FLOOR****LANDING**

Accessed via a split-level staircase, the space is enhanced by a double-glazed corner window wrapping around to the front aspect, allowing for excellent natural light. Further features include inset LED downlighters, with doors leading to the respective rooms.

**PRINCIPAL BEDROOM SUITE**

First accessed via a corridor with an array of built-in wardrobes fitted with hanging rails and shelving, accessed via sliding mirrored doors. The principal bedroom benefits from a radiator and inset LED downlighters, along with a set of double-glazed bi-folding doors leading out onto a balcony with paved flooring, enclosed by a low-level brick wall and glass balustrade. A further double-glazed window to the side aspect enhances natural light, with a door leading through into:

**ENSUITE SHOWER ROOM**

Comprising a three-piece suite including a walk-in shower cubicle with a glazed sliding door and dual shower heads (one rainfall and one wall-mounted). There is also a low-level W.C. with concealed dual flush and a dual wash hand basin with hot and cold mixer taps, complemented by a tiled surround and storage cupboards and drawers beneath. Further features include a wall-mounted mirror, shaver point, tiled upstand, tiled flooring, heated towel rail, inset LED downlighters, and an extractor fan. A double-glazed window fitted with privacy glass overlooks the side aspect.

**BEDROOM 4**

With built-in wardrobes fitted with hanging rails and shelving, accessed via sliding mirrored doors. Further features include a radiator and a double-glazed window to the front aspect, with a door leading through into:

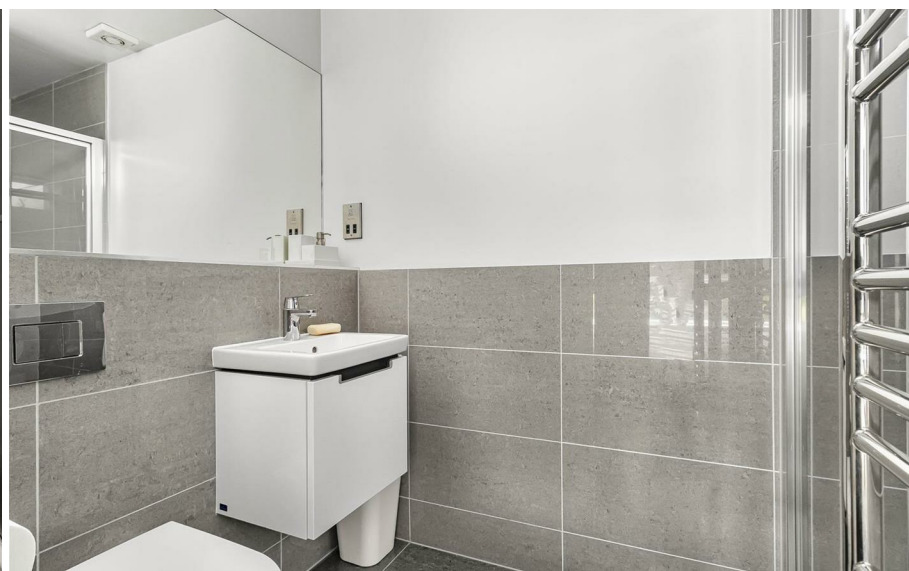
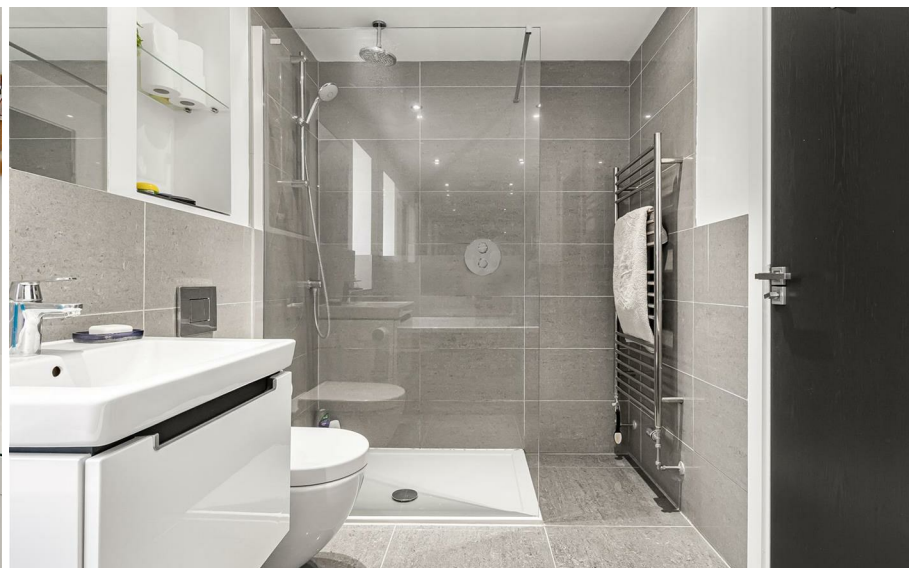
**ENSUITE SHOWER ROOM**

Comprising a three-piece suite including a shower cubicle with a glazed sliding door and dual wall-mounted shower heads. There is also a low-level W.C. with concealed dual flush and a wash hand basin with hot and cold mixer tap, complemented by a tiled surround and upstand. Further features include a wall-mounted mirror, inset LED downlighters, extractor fan, and a double-glazed window fitted with privacy glass overlooking the side aspect.

**OUTSIDE**

To the front the property is approached off Spens Avenue and is located near the end with dropped kerb leading onto a block paved driveway providing enough parking for multiple vehicles and leading onto the roller garage door, and further access door into the GARAGE. The driveway is enclosed by mature established lavender plants and the rest of the front garden is principally laid to lawn.

To the rear of the property is an extremely private and extensive garden principally laid to lawn with a large paved patio area accessed via the two sets of bi-folding doors. There is a further patio area at the rear part of the garden and bordered by well-stocked bedding. Enclosed by timber fencing on every side. To one side there is a continuation of the patio which leads down to a side passageway and secure timber access door, wall mounted lighting. To the other side is a wider side access point with further wall mounted lighting leading to a recess behind the rear access door into the garage.



| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | 80                         | 85                                                                                |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

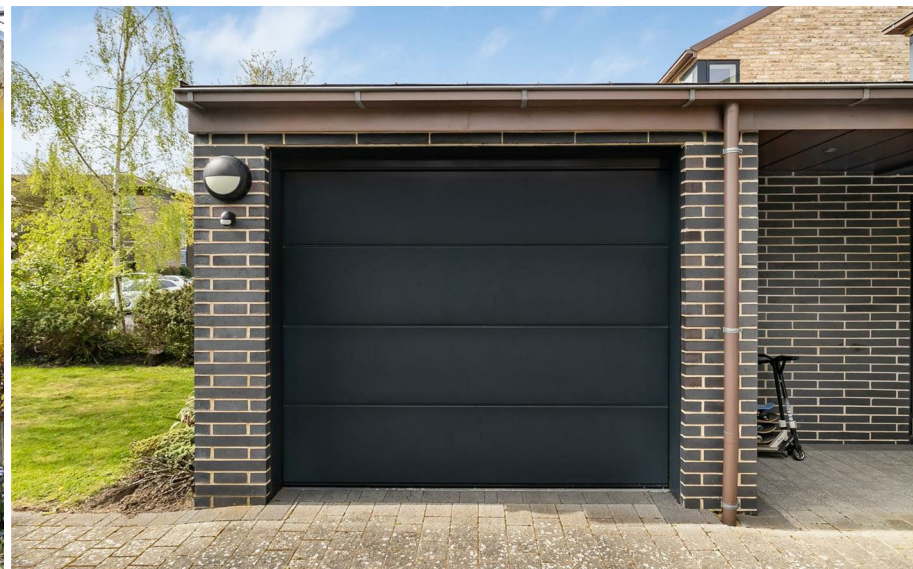
Guide Price £1,700,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Cambridge City Council





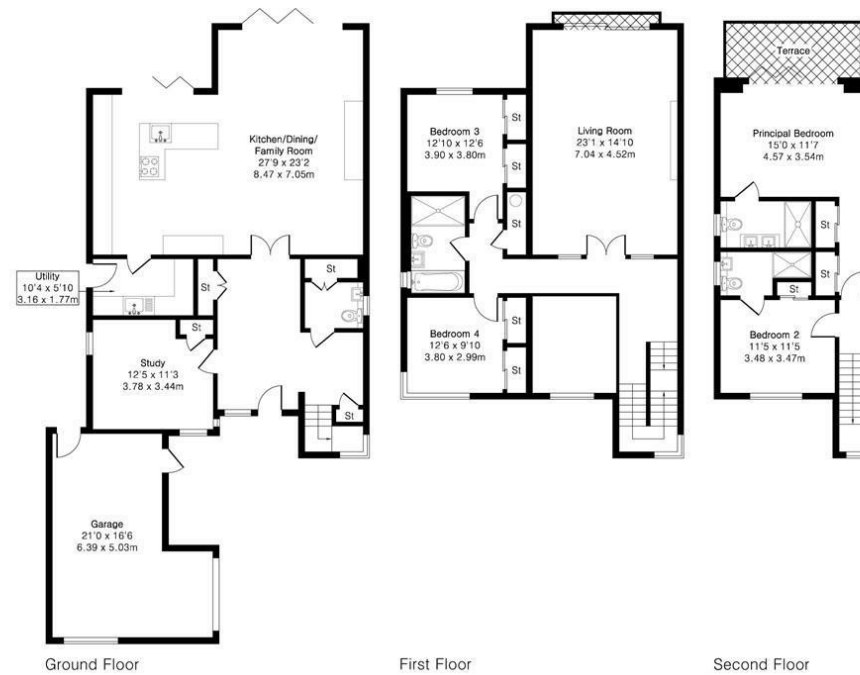
**Approximate Gross Internal Area 2531 sq ft - 236 sq m  
(Excluding Garage)**

Ground Floor Area 1050 sq ft – 98 sq m

First Floor Area 988 sq ft – 92 sq m

Second Floor Area 493 sq ft – 46 sq m

Garage Area 283 sq ft – 26 sq m



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.

**CHEFFINS**

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.



PROTECTED

**CHEFFINS**