Dean Bridge Court

Queen Edith's Way, Cambridge, CB1 7PH



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Dean Bridge Court

Queen Edith's Way, Cambridge, CB1 7PH

A unique opportunity to acquire one of four stylish and brand new detached houses in a most prestigious and convenient location on the favoured southern side of the city. Built to an exceptionally high standard, these homes have been thoughtfully designed with striking architecture influenced by the art deco movement, and fitted with the latest high quality fixtures and fittings for modern city living. The houses are highly energy efficient featuring solar panels, battery storage and air source heat pumps providing underfloor heating throughout. Each property benefits from its own generous enclosed garden, individual driveway and double garage with EV charging point.

Queen Ediths Way is situated in a highly regarded residential area approximately two miles south of Cambridge city centre. The location is particularly well placed for access to Addenbrooke's Hospital, the Cambridge Biomedical Campus and Cambridge South Railway Station, which provides direct services to London and other key destinations. Regular bus services and dedicated cycle routes offer convenient links into the city centre, while a good range of local shops and everyday amenities are close by. The area is also popular with families due to its excellent schooling, including Queen Edith Primary School, The Perse, Hills Road Sixth Form and The Netherhall School. For commuters, the M11 and A11 are easily accessible, combining excellent connectivity with convenient city living.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.









SPECIFICATIONS

KITCHENS

Stylish, contemporary kitchens in a combination of walnut finish and super matt grey.

Calcutta Gold Quartz worktops to kitchen with matching upstands.

Undermount kitchen sink with Quooker Pro Vaq 3 boiling tap.

Concealed dresser/breakfast station with LED lighting.



Siemens appliances are provided as follows:

- Venting Hob
- Full height fridge
- Full height fridge/freezer
- Wine cooler
- 2 single ovens
- Combination oven
- Warming drawer
- 2 dish washers (1 in utility room)
- American style fridge/freezer to utility

Utility room comprises of luxury Egger oak effect work tops on flush door units, high level of storage, sink/tap and appliance voids.











FLOOR FINISHES

The ground floor is fully tiled, with the exception of bedroom 5 and the living room, in large format Mandarin Stone matt concrete effect porcelain tiles with a feature inlay of Piaza Verde tiles to the entrance hall.

Bedroom 5 and the living room are finished in Comar Silken Serenity “moss” carpets.

The remainder of the house is carpeted in Comar Silken Serenity “polar white”.









INTERNAL FINISHES

The interior doors are solid core “1930’s” style with bespoke Art-Deco style lever handles.

Contemporary square edge architrave and skirting contrasts with the doors.

A black metal “Crittall” style pair of doors and sidelights with reeded glass separate the lounge area.

Bespoke storage cabinetry is provided to the principal bedroom (sectioned off by a feature bed head wall) and the entrance hall. The cabinets in the entrance hall have integrated LED lighting.

An oversized pocket door separates the kitchen from the hallway.







STAIRCASE

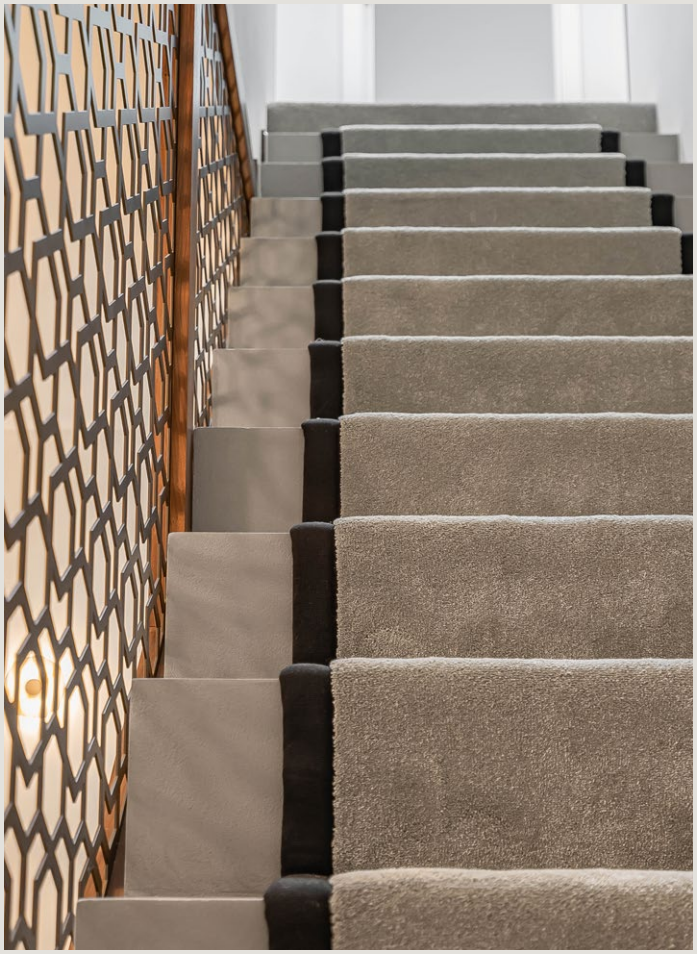
Solid concrete staircase with micro cement finish.

Laser cut Art-Deco styled bespoke metal balustrade panels housed in a solid walnut frame.

The surface of the stairs is finished in a carpet runner.











BATHROOMS

The remaining bathrooms are again fitted with matt black Lusso Stone brassware and chinaware, vanity units are from Lusso Stone and porcelain tiles from Mandarin Stone.

LED lit and demisted mirrors are provided to the sinks.

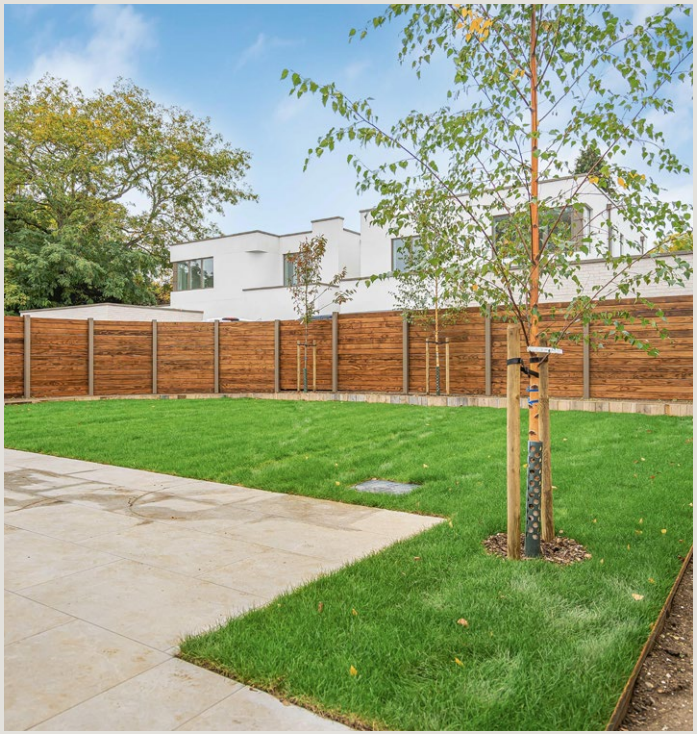


PRINCIPAL ENSUITES

Of note is the principal ensuite with walls tiled in Mandarin Stone Bianco Gold Honed Marble, matt black Lusso Stone brassware accompanies Lusso Stone chinaware, his and hers Aquaroc curved vanity units, walk in shower with ceiling mounted rainfall head and separate riser rail.

LED lit and demisted mirrors are provided to the sinks.







EXTERNAL FINISHES

Turf to rear gardens.

Tarmac entrance road.

Permeable duo block paving to drives/parking bays.

Generous grey stone / grey porcelain (plot specific) patios and paths.

Bespoke “thermowood” fencing on steel posts to plots 1&4.

1.8m closed boarded timber fencing to remaining areas.

A designed planting scheme will be implemented for the site.











HEATING AND WATER

Zoned wet under floor heating to ground floor and first floors throughout , controlled via air thermostats wired back to a Heatmiser Neo Hub for App based control.

Electric heated black towel rails with digital timers to bathrooms and ensuites.

Mitsubushi ultra quiet Ecodan air source heat pump providing heat and hot water.

Mitsubushi Unvented Hot water cylinder.

Salt based Tapworks water softener.

PV PANELS AND BATTERY STORAGE

A 5.6kW Solar PV system is mounted on the high level flat roof and feeds to 10kW battery storage.

ELECTRICAL

A considered lighting scheme has been designed comprising of down lighters, wall lights, LED strip lighting, feature pendants, 5-amp lighting circuits and external lighting.

Visible switch plates are Knightsbridge flat plate in a gun metal finish and plentiful socket outlets are provided some with USB charging points.

ProofVision wall tooth brush charging points are installed to bathrooms and ensuites.

Lythe audio bluetooth speakers are provided to first floor bathrooms.

Sonos ceiling speakers are provided to the kitchen and living room and controlled via individual Wiim amplifiers.

A 32amp EV Charging point provided to the garage.

An Evoline flip over socket is provided to the kitchen worktop.

Dual outlet data points are provided to all bedrooms, dining kitchen and living room, wired back in CAT6 cable to the plant room.

Fibre to the Premises.

DOORS AND WINDOWS

Velfac 200 Composite Aluminium Triple Glazed Casement Windows in Internal Timber Frames.

2 Panel Xp Glide Aluminium Sliding Doors to Dining Kitchen.

Front Entrance Door By PIRNAR Carbon Core 80mm Thick, Optimum Range.

Garage Door Hormann Sectional Insulated Electrically Operated, Colour Matched to External Windows.

An electrically operated rooflight vents and illuminates the first floor landing.















CONSTRUCTION

Traditionally constructed block outer walls and insulation filled cavity.

Precast Concrete beam and block flooring, insulated and screeded ground floor.

Precast Concrete plank flooring, insulated and screeded first floor.

Flat roofs formed in engineered joists with a Bauder warm roof system.

The exterior of the building is finished in a Baumit coloured render system, with a combination of flat and textured relief panels.

Colour matched aluminium copings and down pipes complete the external façade.

WARRANTY & BUILDING CONTROL

10-year new homes warranty cover, via Advantage.

LABC building control certification.

Price – Starting from £1,850,000.

District Council - Cambridge City Council.

Council Tax Band – New Build – To be advised.

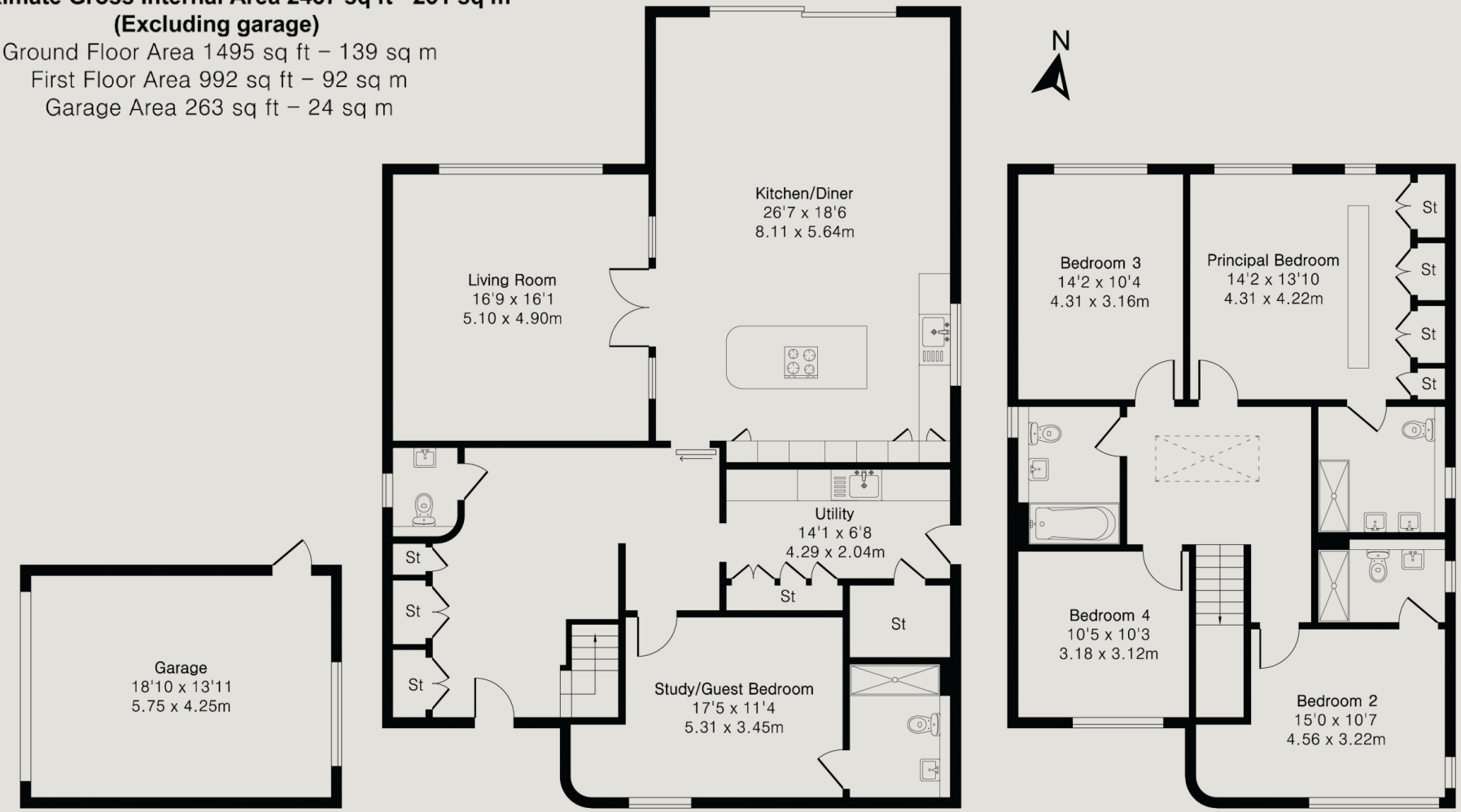
DEAN&DEAN
CONSTRUCTION LTD







Approximate Gross Internal Area 2487 sq ft - 231 sq m
(Excluding garage)
Ground Floor Area 1495 sq ft – 139 sq m
First Floor Area 992 sq ft – 92 sq m
Garage Area 263 sq ft – 24 sq m



Garage | Ground Floor | First Floor

Special Notes

1. As the sellers' agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floorplans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.



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