



**Darwin Drive,
Cambridge, CB4 3HH
Guide Price £380,000**

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A brand new detached home within a cycle ride to the centre of Cambridge and the Cambridge Science Park, located in a quiet, back street position.

The property offers an open plan groundfloor that includes a separate utility and ground floor wc. The back of the house leads out into an enclosed rear garden. Two double bedrooms and a bathroom complete the accommodation.

Built to a high standard with a ten year guarantee, this property must be seen to be fully appreciated.

Entrance Hall

With doors leading to the kitchen/living/dining room and cloakroom. Radiator. Stairs leading to the first floor.

Kitchen/Living/Dining Room

18'3" x 14'5"
Range of matching eye and base level cupboards with worktop over. Sink and drainer with mixer tap over. Integrated oven with inset electric hob and extractor above. Integrated dishwasher and fridge/freezer. Dual windows to the front aspect. French doors with window on either side leading to the rear garden. Door to utility room.

Utility Room

5'10" x 3'11"
Integrated washing machine. Door to the kitchen/living/dining room.

Cloakroom

6'2" x 5'10"
White suite comprising low level W.C. and hand basin. Radiator. Door to entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Stairs leading to ground floor.

Bedroom 1

18'3" x 9'4"
Spacious bedroom with window to the front aspect. Velux window. Radiator. Door to the landing.

Bedroom 2

13'8" x 8'9"
Well proportioned bedroom with dual aspect windows. Radiator. Door to the landing.

Bathroom

White suite comprising low level W.C., pedestal hand basin and panelled bath with shower over. Heated towel rail. Velux window. Door to landing.

Outside - Front

Enclosed by low level brick wall with pathway leading to the front door.

Outside - Rear

Patio to the rear of the house with lawned area beyond. French doors leading to the living/dining room. Fully enclosed with close board fencing.

PROPERTY INFORMATION

EPC - TBC
Tenure - Freehold
Council Tax Band - D
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - Please refer to floorplan
Parking – on street parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - BT - Standard Fibre 76
Essential - Cloud Voice Express (V2)
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of
NB: Some images are staged for marketing purposes

Location

Located in the northern part of Cambridge, the CB4 area offers a mix of traditional and modern housing, with good access to green spaces such as Chesterton Recreation Ground and Milton Country Park. Local amenities include supermarkets, independent shops, cafés and pubs along Milton Road and Chesterton Road, as well as several GP surgeries and community

centres. The area benefits from its proximity to the Cambridge Science Park and Business Park, making it a popular choice for professionals working in technology and research sectors. Schools in CB4 are well regarded, with primary options such as Milton Road Primary School, Arbury Primary and King’s Hedges Primary, and highly rated secondary schools like Chesterton Community College (Outstanding) and North Cambridge Academy (Good). Transport links are excellent – Cambridge North railway station provides quick connections to London Kings Cross and Liverpool Street, while the nearby A14 and M11 give easy road access across the region. The area is also well served by local buses, the Guided Busway and extensive cycle routes. Overall, CB4 offers a convenient, family-friendly environment with strong transport links and good amenities, combining suburban calm with easy access to Cambridge city centre.



- New Build Detached House
- Spacious Kitchen/Living/Dining Room
- Two Bedrooms
- Modern Bathroom
- Enclosed Rear Garden
- Viewing Highly Recommended



TOTAL FLOOR AREA : 768 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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