BROWN & CO

15 EDWARD ROAD





- 15 Edward Road -

Northstowe | CB24 1DP

A modern and well presented five-bedroom detached family home offering spacious accommodation over three floors, together with a detached garage, ample parking, and a south-westerly facing rear garden

Property Highlights

No upward chain - 5 years left on NHBC warranty - Five bedroom detached family home - Well presented accommodation throughout - Detached single garage - Tandem driveway parking for two to three vehicles - Landscaped south westerly facing rear garden - Convenient access to Cambridge and the Guided Busway

House

Ground Floor: Entrance Hall - Living Room - Kitchen Diner - Study - Guest Cloakroom / Utility Room
First Floor: Landing - Principal Bedroom - Ensuite Shower Room - Bedroom Four - Bedroom Five - Family Bathroom
Second Floor: Landing - Bedroom Two - Bedroom Three - Shower Room

Total: 1,868 sq. ft. (174 sq. m)





DETAILED DESCRIPTION

A substantial five bedroom detached family home occupying an attractive position within the popular and well connected town of Northstowe. The generously proportioned accommodation extends to approximately 1,868 sq. ft., arranged over three floors, providing versatile and well planned living space. The property further benefits from a detached single garage, tandem driveway parking, and a landscaped south-westerly facing rear garden.

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 greenspace 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, playparks, 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 .

OUTSIDE

The front of the property has been attractively landscaped with decorative slate and mulch beds, with a pathway leading to the covered entrance door. To the side, a tandem driveway provides parking for two to three vehicles and leads to the detached single garage.
The fully enclosed rear garden enjoys a desirable south-westerly aspect and has been thoughtfully landscaped to provide a low maintenance outdoor space. The garden incorporates an artificial lawn area together with a paved patio terrace extending across the rear of the property. Decorative gravel areas and sleeper retained beds add seasonal interest, whilst a pathway leads to a storage shed and side access to the detached garage. Further features include external lighting, power points, an outside tap, and gated side access.

AGENTS NOTE

Please note some images have been virtually staged for illustration purposes.



















ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
With entrance door, storage cupboard, under stairs storage drawer, stairs to the first floor, doors to

LIVING ROOM
With window to the front aspect, feature panelled wall with fitted shelving over, double door to

KITCHEN / DINER
KITCHEN AREA
With window to the rear aspect, high gloss handless white kitchen with range of eye and base level units, worktop with inset sink and a half with drainer and mixer tap over, inset five ring gas hob with chimney style extractor over, integrated appliances including chest level double oven, fridge freezer and dishwasher, wood effect flooring, integral storage cupboard, French doors to the garden

DINING AREA
With bespoke fitted storage wall with range of cupboards and shelves, wood effect flooring, French doors opening to the garden

STUDY
With window to the front aspect

GUEST CLOAKROOM / UTILITY ROOM
With low level wc with eco flush button, counter with inset basin with chrome mixer tap over and storage cupboards below, integrated washing machine, wood effect flooring

FIRST FLOOR
With window to the front aspect, integral cupboard housing hot water cylinder, doors to

PRINCIPAL BEDROOM
With window to the front aspect, feature panelled wall with fitted shelves over, open to dressing area with door to

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

BEDROOM FOUR
With window to the front aspect, integral double wardrobe

BEDROOM FIVE
With window to the rear aspect, feature panelled wall

FAMILY BATHROOM
With window to the rear aspect, 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 TWO
With Velux window, dormer window to the front aspect and eaves storage cupboard

BEDROOM THREE
With dormer window to the front aspect

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















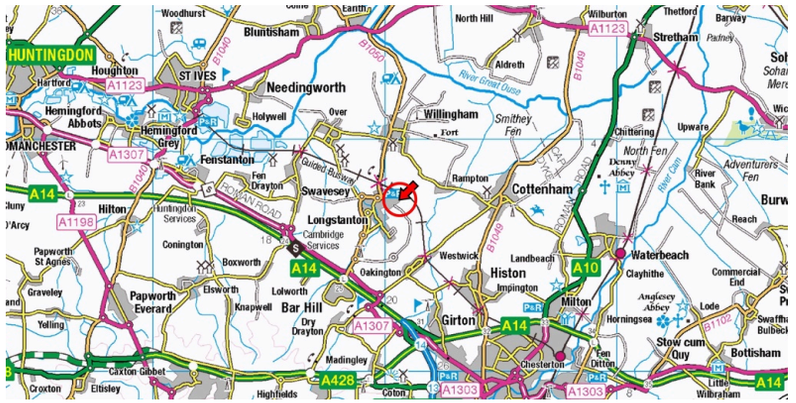






Approximate Gross Internal Area 1868 sq ft - 174 sq m
(Excluding Garage)
Ground Floor Area 694 sq ft – 65 sq m
First Floor Area 685 sq ft – 64 sq m
Second Floor Area 489 sq ft – 45 sq m
Garage Area 194 sq ft – 18 sq m





Tenure: Freehold

Services: All services connected, gas fired central heating

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: CB467209. 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.

Contact:
Harry Simmonds
Divisional Partner, Residential Sales Manager

Office: 01223 659 050
Mobile: 07353 155166
Email: harry.simmonds@brown-co.com

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 others 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

INTERNATIONAL AG ALLIANCE

BROWN&CO
Property and Business Consultants