

Northfield Avenue, Cambridge, CB4 2LG

CHEFFINS

CHEFFINS

Northfield Avenue

Cambridge,
CB4 2LG

3 1 1

£460,000



- Brand New Development of 9 Homes
- PURCHASER INCENTIVES AVAILABLE
- 10 year Advantage warranty
- High Specification throughout
- Parking Space With EV Charging Point
- Convenient North City Location
- Freehold
- EPC B
- Stylish Fully Fitted Kitchens

PURCHASER INCENTIVES AVAILABLE
FINAL PLOT REMAINING
A selection of brand new 2 and 3 bedroom freehold homes on this exclusive development of just nine high quality properties which have been immaculately built and finished, perfectly positioned in this north city location within easy reach of the city centre and close to major road and rail links.










The property features an attractive approach with porcelain tiled pathway leading to a feature storm porch area which opens to the entrance hallway with Camaro Luxury vinyl tiles. This attractive flooring extends through to the open plan living space which benefits from underfloor heating.

The kitchen has been thoughtfully designed and finished to an exceptional specification including matte eye and base level units with soft close doors with complementary quartz work surface, upstand and full height splashback area. 1.5 bowl sink with chrome mixer tap over and quartz drainer area. Integrated Lamona appliances include oven, induction hob with recessed extractor over, dishwasher, fridge and freezer.

The wide double glazed window to front aspect allows natural light to flood the room and the full height double glazed sliding doors to the rear of the living area further enhance the space. These doors lead out to the patio and rear garden providing a perfect indoor/outdoor space.

Off the living space there is a useful utility room which is a continuation of the kitchen, featuring soft-close units, quartz worktops with matching upstands, and space for washing machine/tumble dryer. A door leads to the cloakroom which has been luxuriously appointed with luxury vinyl tile flooring, RAK WC, wash basin with Crosswater chrome mixer tap.

The stairs, landing and all 3 bedrooms have luxurious soft carpets. The principal bedroom and bedroom 2 are both generous doubles and both benefit from built-in wardrobes with mirrored sliding doors.

The bathroom is stylish and modern with high quality porcelain tiles to floor and walls with contemporary suite comprised of bath with Crosswater rainhead shower and further handheld attachment, wall mounted valves, tiled recess area and glass shower screen. Floor standing RAK WC with concealed flush and fitted furniture with quartz work surface, inset hand wash basin with chrome mixer tap over, wall hung heated towel rail and extractor fan.

Outside the rear garden is principally laid to lawn with a porcelain paved patio area. To the rear of the garden there is a substantial bike store/shed and gate leading to the shared parking area. Each 3 bedroom property benefits from 1 parking space with EV charging point.

Each property has it's own Air Source Heat Pump with underfloor heating to the ground floor and radiators to the first floor. The homes also have Mechanical Ventilation Heat Recovery units for maximum comfort. Homes benefit from fibre internet connection with a data point to each bedroom

Location

Located in a popular residential area just north of Cambridge city centre, Northfield Avenue offers a blend of suburban living and city convenience. This newly constructed scheme will be popular with families, professionals, and investors, thanks to its excellent transport links, access to local amenities, and proximity to green spaces.

It is just a short cycle ride or bus journey from Cambridge's historic centre, the Science and Business Parks, and Cambridge North railway station, making it ideal for commuters. There are a range of local shops, supermarkets, cafes, and schools nearby, along with easy access to the A14 and M11 for those travelling further afield.











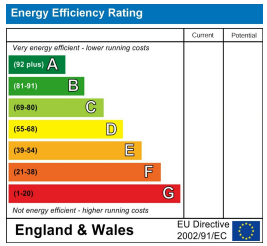


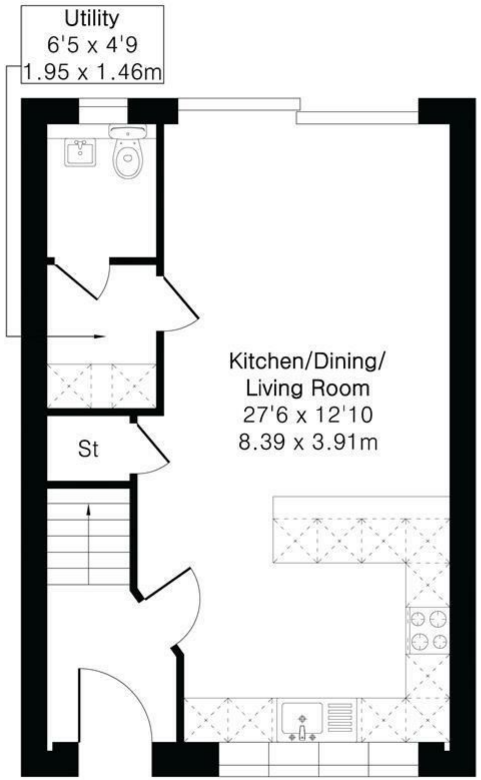
Approximate Gross Internal Area 1004 sq ft - 94 sq m

Ground Floor Area 502 sq ft – 47 sq m

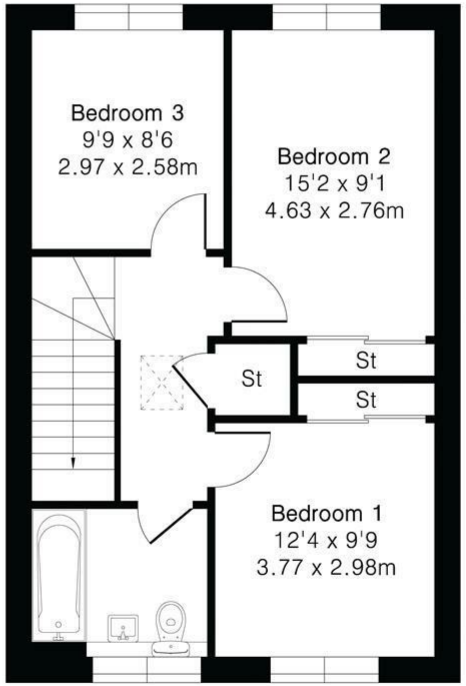
First Floor Area 502 sq ft – 47 sq m







Ground Floor
(Plot 04)



First Floor
(Plot 04)

£460,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Cambridge City Council

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

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.