



85 Northfield Avenue, Cambridge, CB4 2LG
Guide Price £460,000 Freehold



rah.co.uk
01223 323130

AN EXCEPTIONAL, BEAUTIFULLY PRESENTED BRAND NEW THREE-BEDROOM SEMI-DETACHED PROPERTY OFFERING MODERN LIVING ACROSS A THOUGHTFULLY DESIGNED LAYOUT. READY FOR OCCUPATION.

- 3 bedrooms, 1 bathroom
- Air source heat pump to underfloor heating
- Enclosed landscaped rear garden
- EV charging point
- Brand new
- 1,002.3 sqft / 93.1 sqm
- Mechanical ventilation heat recovery system
- Off street parking for 1 car
- 10 year Advantage warranty

The property forms part of this exciting new development of just nine stunning, high-quality contemporary homes built using stylish architecture and carefully chosen materials to create well-thought-out, comfortable accommodation, situated in a small private development.

The ground floor features a welcoming entrance hall leading into spacious open-plan kitchen, dining and living area. The contemporary kitchen is designed in a sleek U-shaped layout with peninsula ideal for informal dining, with Quartz worktops, 1.5 bowl sink with mixer tap, a range of base and eye level cabinetry, integrated appliances to include oven, induction hob with overhead extractor, dishwasher, fridge and freezer. The kitchen is complemented with a useful utility room off the living space, which is a continuation of the same finishes, with space for a washer-dryer and leading to a separate downstairs WC.

The living space is flooded with natural light with a large, double-glazed window to the front and full height sliding doors to the rear; allowing the living space to extend outside to the patio and garden.

Upstairs, the property boasts three well-proportioned bedrooms, including two generous double bedrooms with fitted wardrobes and sliding mirrored doors. Bedroom one further benefits from double aspect windows. There is also a stylish family bathroom fitted with a three-piece suite with shower over bath. A landing with airing cupboard completes the first floor.

Outside the rear garden is mostly laid to lawn, with a porcelain patio area and large bike/garden store. The property benefits from one allocated parking space with individual EV charging point.

There will be a management company in place for the maintenance of the communal parking area, this will be owned equally by the 5 three bedroom properties (plots 1-5). The annual cost per property is estimated at £250 per annum.

Agent's Note

Please note that the internal photography is of the show home, 83 Northfield Avenue.

Location

Northfield Avenue sits in a popular residential pocket of Cambridge, about 1.5 miles north from the city centre. With easy access to shops, cafés, green spaces and transport links, it's a well-connected location that balances everyday convenience with a quieter setting. It is well placed for access to Cambridge Science Park, Cambridge North Railway Station and the A14. Local shopping facilities are available in the immediate area, as well as on Milton Road. A doctor's surgery and good schooling is close by.

Tenure

Freehold

Services

Main services connected include: water, electricity and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - TBC

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

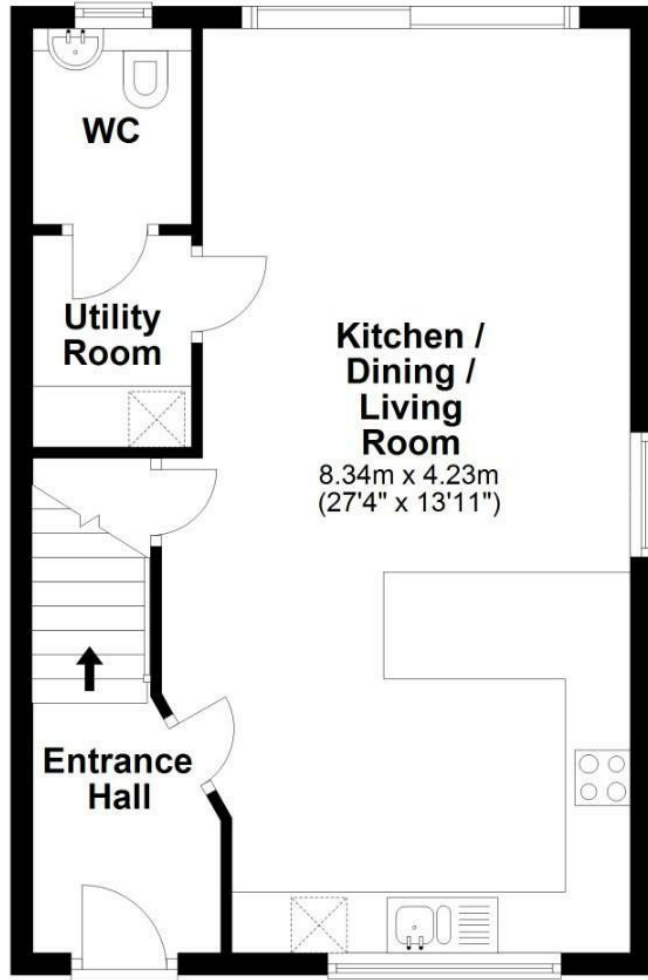
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





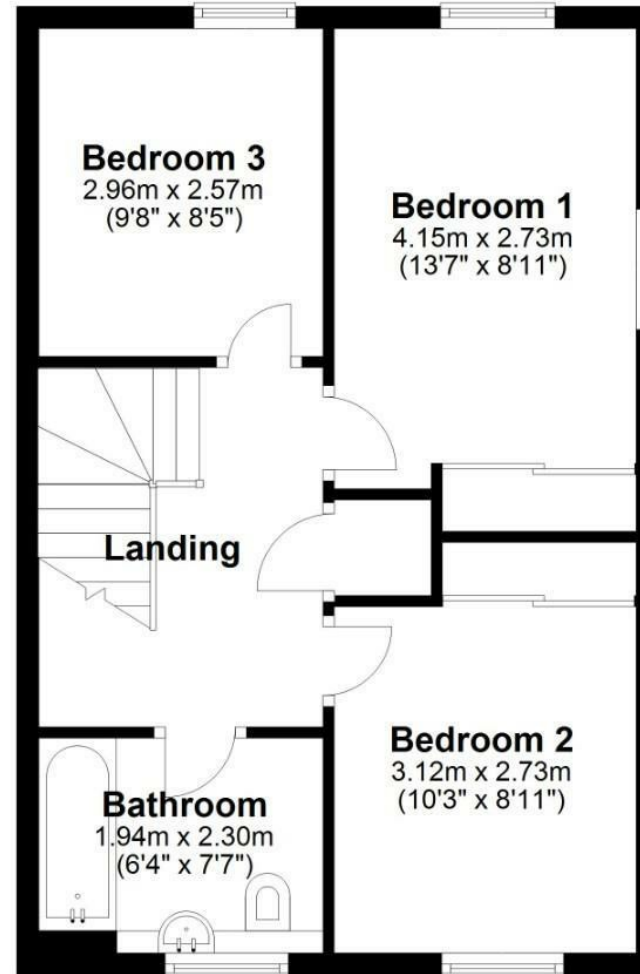
Ground Floor

Approx. 46.6 sq. metres (501.3 sq. feet)



First Floor

Approx. 46.5 sq. metres (501.0 sq. feet)



Total area: approx. 93.1 sq. metres (1002.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

