



36 Mistle Thrush Drive, Northstowe, Cambridge, CB24 1BS
Guide Price £435,000 Freehold



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AN ELEGANT, FOUR-BEDROOM DETACHED HOUSE LOCATED ALONG MISTLE THRUSH DRIVE AND WITHIN A SHORT WALK OF THE NEARBY RECREATION GROUND AND ALLOTMENTS.

- Detached house
- 1136.3 sqft/105.6 sqm
- Gas fired central heating to radiators
- Mature rear garden
- EPC-A / 102
- 4 bedrooms, 2 bathrooms, 2 reception rooms
- Constructed in 2020
- Detached garage and driveway
- 4 years remaining on NHBC warranty
- Council tax band-D

Constructed in 2020, this detached house has been thoroughly maintained by the current owner and was later extended with the addition of a conservatory to the rear.

Nestled within cycling distance of the nearby guided bus, this detached home comprises of two reception rooms to the ground floor which includes a living room to the front and a conservatory opening onto the mature rear garden. The hub of the house is the open plan kitchen/dining room with kitchen units to both base level and eye level, feature tiled splashbacks and integrated appliances which includes a fridge freezer, a double oven, a gas hob, a washing machine and a dishwasher. Completing the ground floor is a separate WC accessible off the main entrance hall and storage cupboard beneath the stairs.

To the first floor, the property comprises of four bedrooms which includes two double bedrooms and two generous single bedrooms ideal for young children or working from home. The master bedroom benefits from a delightful en-suite shower room and fitted wardrobes. Serving the remaining three bedrooms is a family bathroom suite with a panelled bath, a low level WC and pedestal sink unit.

Externally, The property has a block paved driveway to the side of the property with a detached garage with an electric powered door to the front and a side door with access to the rear garden. The garage has power and lighting and a pitched roof which could provide additional storage if required. The rear garden is fully enclosed, laid predominantly to lawn with well stocked borders. Off the conservatory is a patio area, ideal for dining in the warmer months of the year.

Location

Northstowe is a growing new development with superb access links to Cambridge and beyond, via the nearby A14, M11 and A1. It also benefits from access to the Guided Bus route which provides fast access into Cambridge, Cambridge North train station, the Science Park and Addenbrookes hospital.

For recreation, Northstowe has several parks and outdoor spaces to enjoy walking and cycling. There is a children's play area, an outdoor basketball court and also a community cafe at Wing, Northstowe's community venue. The town has both a Primary School and Secondary School.

Tenure

Freehold

Agents Note

Managed areas - Green Belt Management Company - green spaces in the development-annual charge-£238.25

Services

Mains services connected include gas, electricity, water and mains drainage. Solar panels

Statutory Authorities

South Cambridgeshire District Council
Council tax band-D

Fixtures and Fittings

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

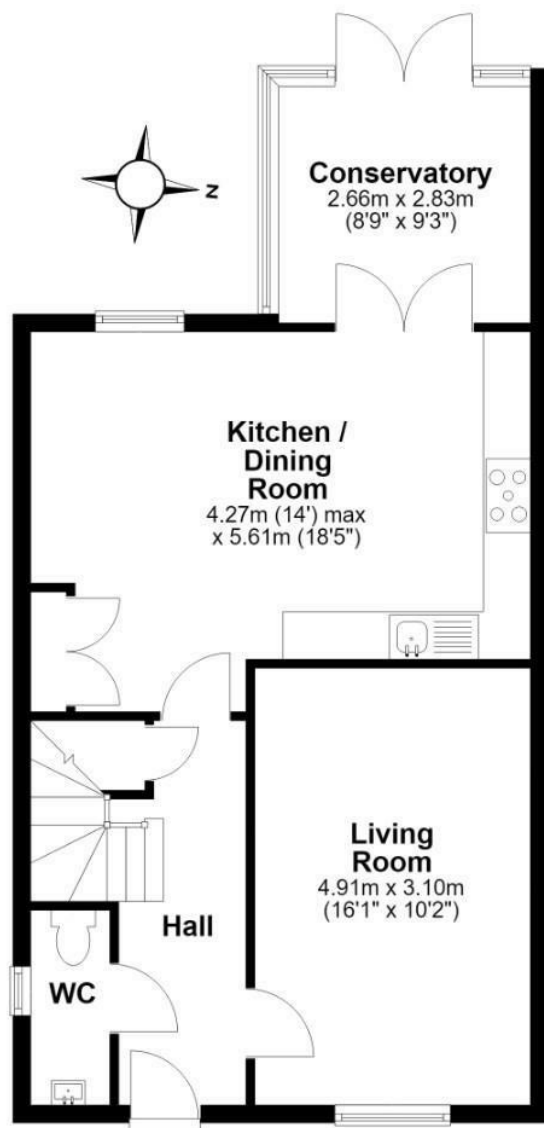
Viewing

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



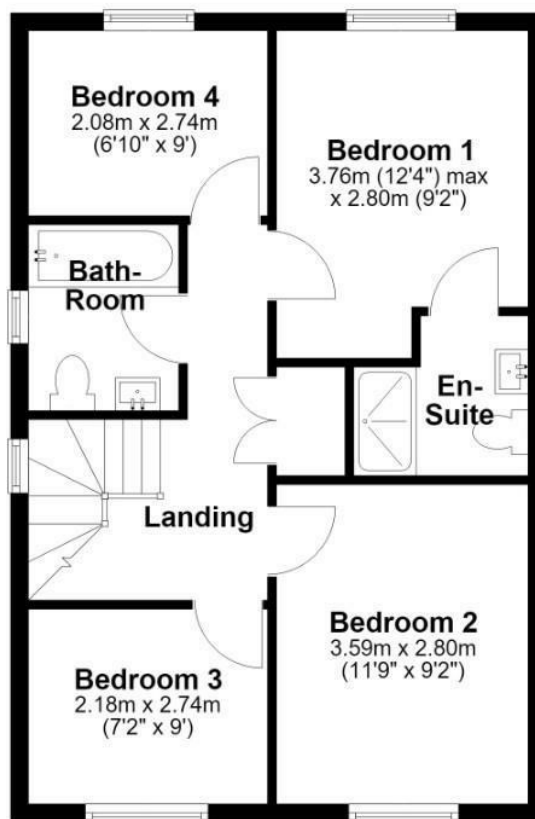
Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



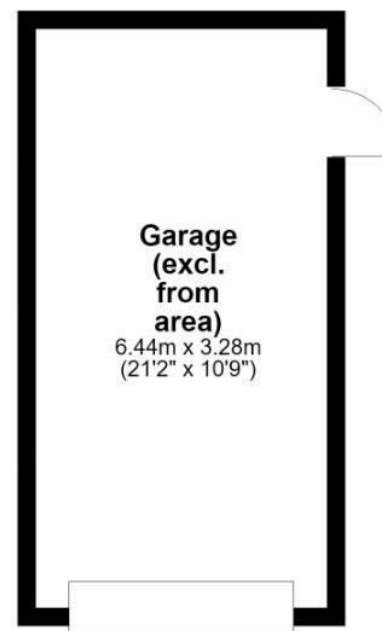
First Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage (excl. from area))



Total area: approx. 105.6 sq. metres (1136.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100+	100+
(92 plus) A		
(81-91) B		
(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

