



Heron Road, Northstowe, CB24 1AS  
£390,000 Freehold

**HOCKEYS**  
ESTABLISHED 1885



## SUMMARY

An attractive new home, situated within the up and coming town of Northstowe with easy access to Cambridge via the guided bus way. The accommodation comprises entrance hall with ground floor wc/utility, a fantastic open plan kitchen/dining/living room with French doors leading to the generous rear garden. There are three good size bedrooms with an en suite to master and family bathroom. The property features a driveway providing parking for two vehicles and includes a cart port.

## INTERIOR

Upon entering the property via the spacious entrance hall with stairs leading to the first floor accommodation, a ground floor wc/utility room and a door leading to the open plan kitchen/dining/living room. The kitchen is well equipped with a comprehensive range of wall and base units, integrated appliances and a breakfast bar. This area is open plan to the dining space and cosy living area with French doors which leads onto the patio. The first floor accommodation includes three double bedrooms, with en suite to master and a family bathroom.

## EXTERIOR

The front garden is landscaped with pebbles for low maintenance, a carport and driveway providing off road parking for two vehicles. A gated access leads to the rear garden which is laid mainly to lawn, enclosed by fencing with a large expanse of patio, outside tap and timber shed.



## KEY FEATURES LOCATION

- Easy Access to Cambridge
- On Guided Bus Way
- Popular Development
- Three Bed Detached House
- Open Plan Kitchen/Dining Room/Living
- Recently Re-decorated Throughout
- Newly Fitted Flooring Throughout
- Recently Upgrades to the Kitchen
- Recently Installed Downlights
- Carport & Landscaped Garden





Northstowe is a newly built town situated between the villages of Longstanton and Willingham. It offers easy access to the A14, M11 and A1. The town is situated just next to the Guided Bus which provides fast access into Cambridge along what was previously the train line; this service also continues to Cambridge North train station, the Science Park and Addenbrookes hospital or west bound to St Ives. Alongside the guided bus route is a cycle path, often used by walkers and runners alike.

Northstowe benefits from a number of parks including a large waterpark with extensive walking and cycling routes for residents to enjoy the wildlife. The Pioneer Park provides a range of outdoor exercise equipment, a children's play area, and a basketball court.. There is a community cafe at Wing, Northstowe's community venue. The Local Center, a planned area of retail development will create a meeting place and local facilities such as shops, cafes and a community building.



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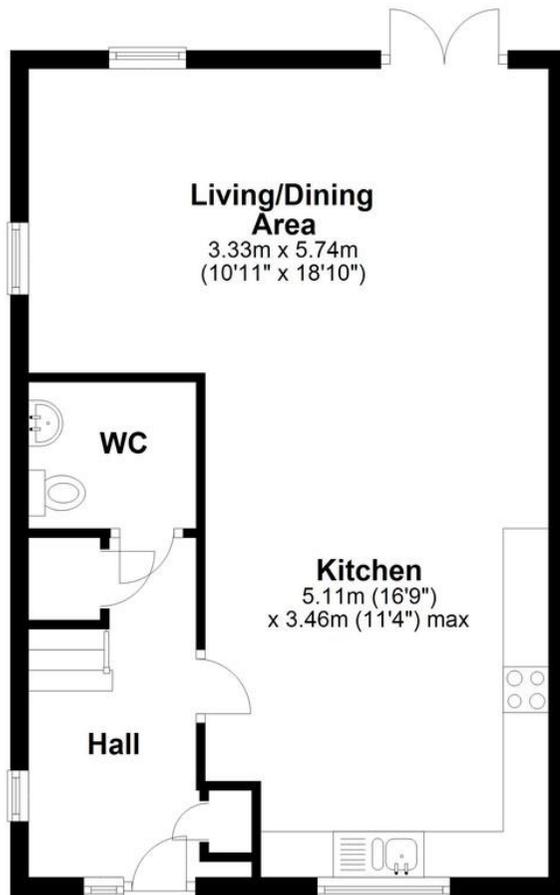
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# HOCKEYS

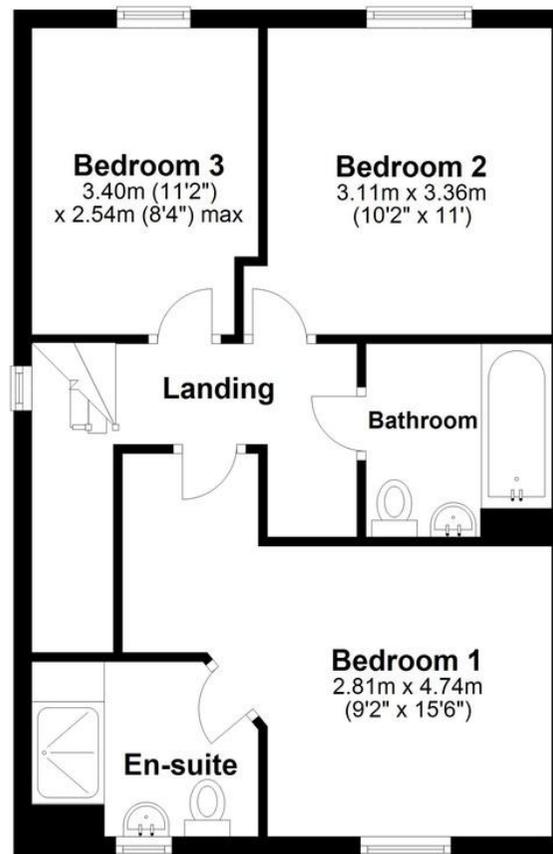
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## Ground Floor



## First Floor



## ADDITIONAL INFORMATION

**Local Authority**  
South Cambs District Council

**Council Tax Band D**  
2022/2023 Annual £2,049

**Services**  
Mains gas, electricity and water

**Transport Links**  
A14, M11 and A1  
Guided Bus Stop 0.1 mile  
Nearest Train Station - Cambridge North, 10.3 miles

**Energy Rating**  
Energy Efficiency Rating B

**Tenure & Possession**  
Freehold

**Vendors Position**  
Onward chain

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockeys Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.