

**ENTRANCE HALL** Full height double glazed window to side with fitted white blind, stairs to first floor, doors to reception rooms, built in cupboard and understairs storage cupboard, radiator.

**KITCHEN/BREAKFAST** 16' 4" x 8' 6" (4.98m x 2.59m) Double glazed window to front with fitted white blind, range of fully fitted wall and base units in high gloss finish with drawers under rolled edge worktop surface over and return splashback. Inset stainless steel sink unit and mixer tap, oven, hob, extractor hood over and stainless steel splashback. Dishwasher, integrated fridge/freezer and washer/dryer, radiator.

**GROUND FLOOR CLOAKROOM WC**, hand basin, tiled splashback, radiator, extractor fan.

**LIVING ROOM/DINING ROOM** 15' 9" x 9' 10" (4.8m x 3m) Double glazed French doors to rear, radiator, curtain rails.

**FIRST FLOOR LANDING** Obscured double glazed window to side with fitted white blind, airing cupboard with shelving unit, built in cupboard, door leading to stairs to second floor.

**BEDROOM 2** 15' 8" x 9' 0" (4.78m x 2.74m) Two double glazed windows to rear with fitted white blinds, free standing wardrobes, radiator, curtain rails.

**BEDROOM 3** 9' 8" x 8' 11" (2.95m x 2.72m) Double glazed full length window to front with fitted white blind, radiator.

**FAMILY BATHROOM** WC, hand basin and bath with shower over and tiled splashback, chrome shower fitting and radiator, extractor fan, shaver point, tiled floor.

**SECOND FLOOR LANDING** Two double glazed windows with fitted white blinds, radiator, stairs to master bedroom, double glazed window to side.

**MASTER BEDROOM** 26' 3" x 15' 9" (8m x 4.8m) Galleried open plan master bedroom with double glazed windows to front with fitted white blinds and Velux to rear. Two built in mirror fronted double wardrobes with shelving and hanging. Ensuite shower room, velux window to rear, WC, hand basin and double tiled shower cubicle with



chrome fitting, extractor fan, shaver point, radiator, curtain rails, tiled floor.

**GARDENS AND PARKING** The rear garden is mainly laid to lawn enclosed by fencing with paved patio area and outside tap. Gated rear access leading to the rear garage measuring 19.9ft x 10.10ft with power connected and overhead storage.

**LOCATION AND FACILITIES** Northstowe is a newly built town situated between the villages of Longstanton and Willingham. It offers easy access to A14, M11 and A1, along with Cambridge via the guided bus way, Cambridge North and Central train stations with mainlines to London. In the neighbouring villages there are a range of local amenities such as Co op, butchers, bakers, hairdressers, pre school and take away restaurants and other small businesses. The town continues to grow with its own newly open Primary School and Secondary School, with many more facilities planned to open in the near future.





101 Heron road, Northstowe

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101 Heron Road, Northstowe, Cambridge,  
CB24 1AS

£370,000 Freehold

An attractive newly built townhouse, situated within the up and coming new town of Northstowe. The property is being sold with the advantage of no onward chain and includes well planned accommodation over three floors. The ground floor comprises a generous entrance hall with ground floor wc, a beautifully fitted, light and spacious kitchen/breakfast room with integrated appliances and cosy living/dining room with French doors overlooking the enclosed garden. The first floor there at two good size bedrooms and the family bathroom access via the galleried landing, a further door separates the second floor where the impressive open plan master bedroom with en suite and dressing area with fitted wardrobes is located. The parking and excellent size garage is located at the rear of the property.



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