



Caesar Way, Northstowe, CB24 1BR
£405,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

An immaculately presented three bedroom link-detached house with garage and car port, available with no onward chain. The accommodation features three double bedrooms with the master and ensuite occupying the whole second floor, a lounge with French doors to garden, kitchen with integrated appliances, family bathroom and cloakroom.

INTERIOR

The ground floor comprises of an entrance hall with understairs cupboard, a cloakroom, a kitchen with built in fridge/freezer, oven and gas hob, and dishwasher. To the rear is the lounge/diner with French door opening to the rear garden. The first floor contains two double bedrooms, along with a fully tiled family bathroom. The entirety of the second floor is given to the master bedroom, benefitting from double built in wardrobes, windows to the front and rear and an ensuite shower room. There is Karndean flooring throughout the whole of the ground and second floor, along with the first floor bathroom.

EXTERIOR

To the front of the house is a small lawned front garden and storm porch. The rear garden has been landscaped with a patio, a raised flower bed, with an apple and pear tree, plus a blackcurrant and raspberry bush at the rear. Alongside the house is a driveway with car port leading to the single garage with light and power connected and a side door opening to the garden.



KEY FEATURES

- Three double bedrooms
- Second floor Master bedroom with ensuite
- Kitchen with integrated appliances
- Garage and car port
- Landscaped rear garden
- 7 years left on NHBC warranty
- No onward chain



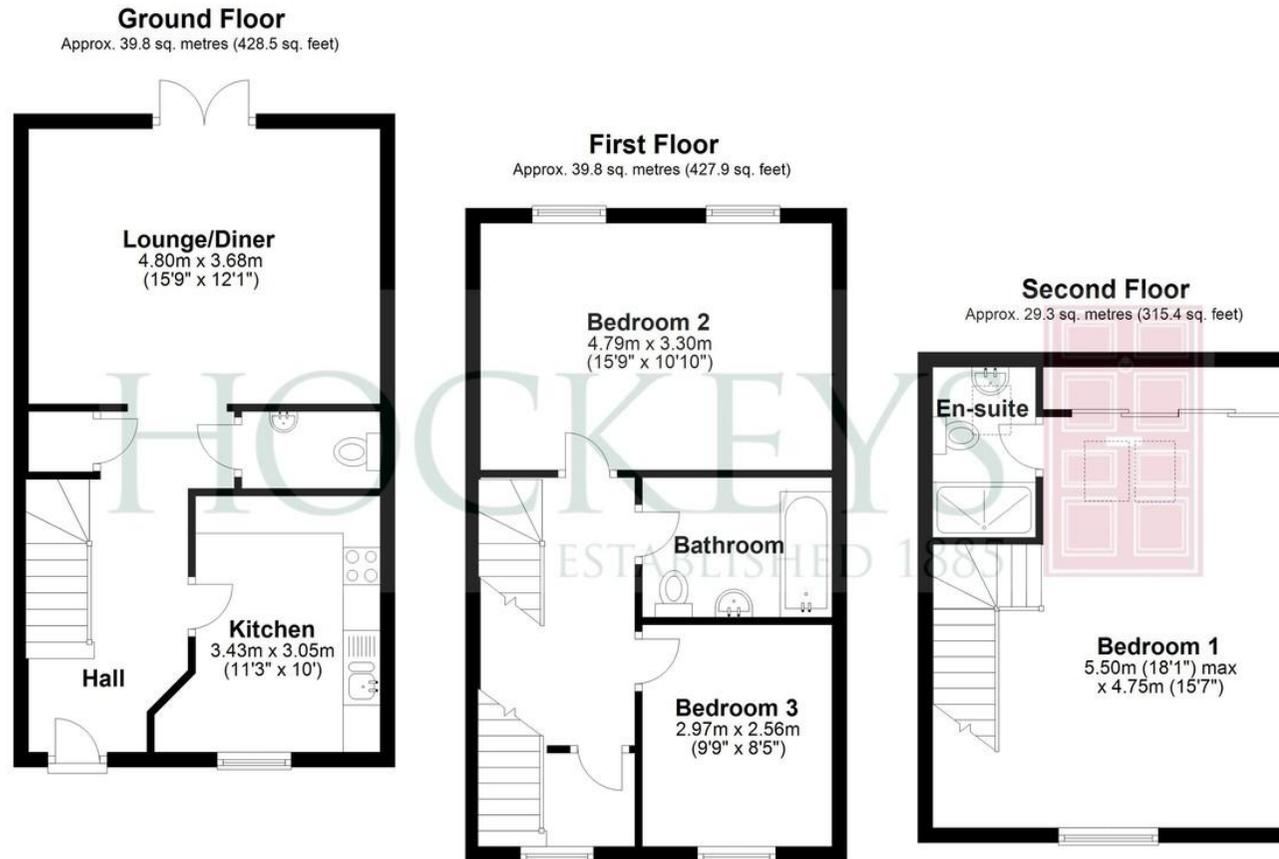


LOCATION

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 has a park providing a range of outdoor exercise equipment, a children's play area, and a basketball court.

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 has both a Primary School and Secondary School, with many more facilities planned to open in the near future.





Total area: approx. 108.9 sq. metres (1171.9 sq. feet)
9 Caesar Way, Northstowe

ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band D
 2021/2022 Annual £1958

Services
 Main Gas and Electric connected

Transport Links
 Guided Bus 0.5 miles, Cambridge North Station
 10 miles

Energy Rating
 Energy Efficiency Rating B.

Tenure & Possession
 Freehold

Vendors Position
 No onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		