



Stirling Road, Northstowe, CB24 1BW
£325,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A two bedroom link semi-detached house with the benefit of a garage. The accommodation comprises two double bedrooms with ensuite to master, an open plan kitchen/living room with French doors to garden, an entrance hall with storage and cloakroom, bathroom and an ensuite.

INTERIOR

The ground floor comprises an entrance hall with a cloakroom and utility cupboard housing the boiler and with plumbing for a washing machine. The kitchen has an integrated dishwasher, fridge/freezer and oven & hob, with the lounge benefitting from French doors opening to the rear garden. On the first floor there is a master bedroom with ensuite shower room, a second bedroom and a family bathroom.

EXTERIOR

Outside, there is a rear garden with patio seating area and a rear gate leads to the single garage with parking space.

LOCATION

Northstowe is a newly built town situated between the villages

KEY FEATURES

- Two bedrooms - master with ensuite
- Open plan lounge with French doors to garden
- Entrance hall and cloakroom
- Kitchen with integrated appliances
- Garage with parking space in front
- Energy Rating B
- Quick access to the Guided Busway





of Longstanton and Willingham. It offers easy access to the A14, M11 and A1. The town is situated just next to the Guided Bus route 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 westbound to St Ives. Alongside the guided bus route is a cycle path, often used by walkers and runners alike.

Northstowe benefits from several parks including a large waterpark with extensive walking and cycling routes for residents to enjoy the wildlife. 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 Centre, a planned area of retail development will create a meeting place and local facilities such as shops, cafes and a community building.

In the neighbouring villages, there are a range of local amenities such as Co-op, butchers, bakers, hairdressers, preschool and takeaway 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.



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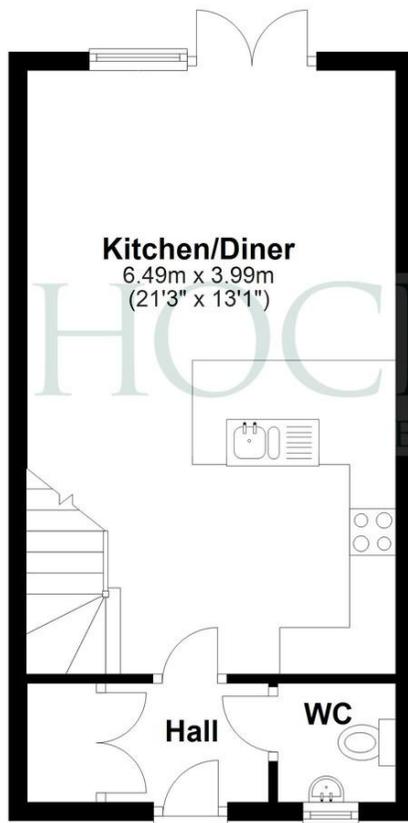
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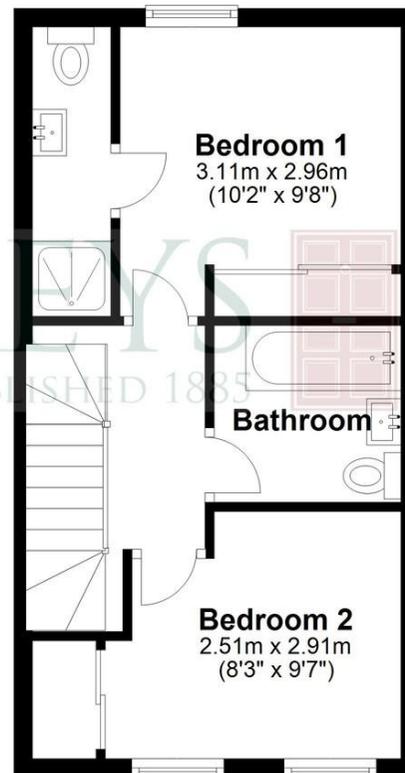
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Ground Floor



First Floor



48 Stirling Road, Northstowe

ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band C
2021/2022 Annual £1,821

Services
Mains gas, electricity and water

Transport Links
A14, M11 and A1
Guided Busway - 0.1 mile
Cambridge North Train Station - 10 miles

Energy Rating
Energy Efficiency Rating B

Tenure & Possession
Freehold

Vendors Position
Onward chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 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.