



Chivers Way, Northstowe, CB24 1AH
£515,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A link-detached house with large gardens to the front and rear, garage with triple length driveway, situated on the edge of the older side of Northstowe, adjacent to a field. The property offers four double bedrooms, master with ensuite, twin aspect living room, two bathrooms, and a kitchen/diner with French doors to garden.

INTERIOR

The ground floor comprises an entrance hall with cloakroom, a living room with windows to front and side, a kitchen/diner with integrated appliances and French doors to the garden. On the first floor is the master bedroom with ensuite, a second double bedroom and a family bathroom. On the second floor there are two further double bedrooms and a shower room.

EXTERIOR

The property offers a relatively large rear garden with decked seating area. There is a further garden to the front and a single garage with light and power and driveway providing parking for up to three cars.



KEY FEATURES

- Four double bedrooms
- Two bathrooms and ensuite to master bedroom
- Twin aspect living room
- Kitchen/diner with French doors to garden
- Entrance Hall and Cloakroom
- Energy Rating B
- Triple length driveway
- Single garage
- Large rear and front garden
- Situated on the older side of Northstowe

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 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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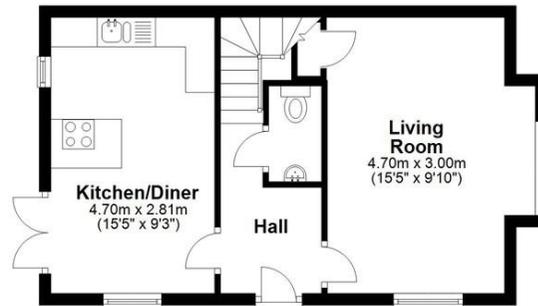
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Ground Floor

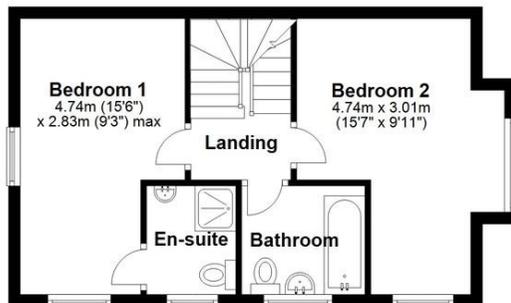


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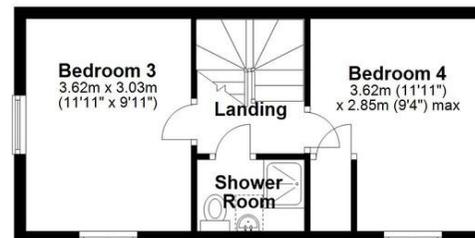
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First Floor



Second Floor



18 Chivers Way, Northstowe

ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band
2021/2022 Annual £2,504

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
Chain free

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.