



Heron Road, Northstowe, CB24 1AR
£425,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A beautifully presented modern townhouse, situated within the up and coming, new town of Northstowe. The property offers well planned accommodation which features including a good size kitchen with integrated appliances, a spacious living room with French doors leading to the rear garden. With two generous bedrooms and a family bathroom on the middle floor, this leaves the entire second floor as a luxurious master suite, including a dressing area and en suite shower room. With a corner plot garden and double car port.

INTERIOR

The spacious entrance hall includes a ground floor WC and access to both the kitchen/dining and sitting room. The first floor comprises a generous second bedroom with views over the rear and an equally good sized single bedroom, with family bathroom and a lobby/landing which provides access to the master suite. The master bedroom which incorporates a dressing area and en suite, measures an impressive 8m x 4.8m.

EXTERIOR

To the front of the property is a lawn area with pretty, cottage style planting, a picket fence and box hedging. A double length driveway and carport runs alongside the property and a gated access leads to the enclosed rear garden, which is laid mainly to lawn with a paved patio area and outside tap.



KEY FEATURES

- Link Detached House
- Energy Rating B
- Three Bedrooms
- Accommodation of 117 SQM
- Constructed 2019
- Council Tax Band D
- Fully Integrated Kitchen
- On Guided Bus Route
- Corner Plot Garden, Car port
- View To Appreciate





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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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

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

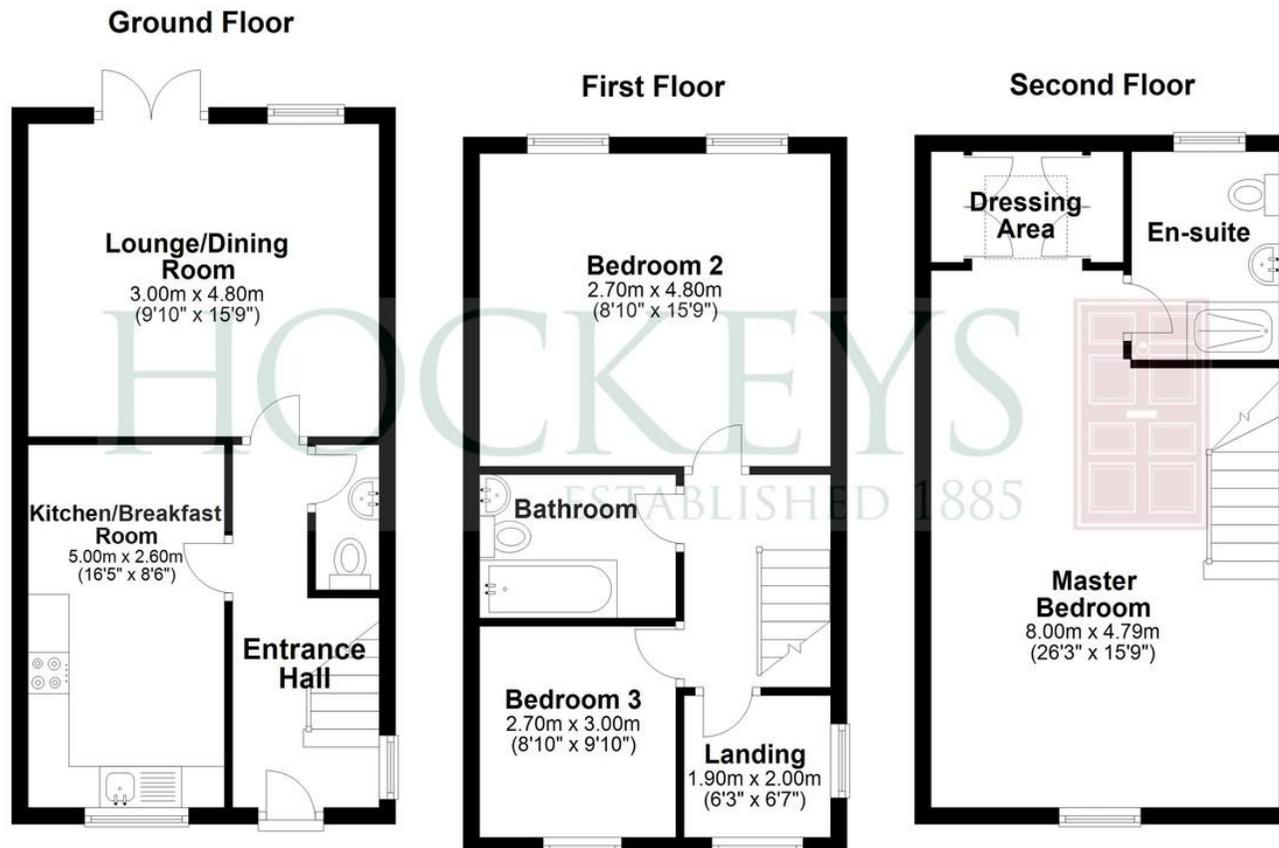
Services
 Mains gas, electricity and water

Transport Links
 A14, M11 and A1
 Guided 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		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.