89 Stirling Road, Northstowe, Cambridge, CB24 1AL

Guide Price £390,000 Freehold

REDMAYNE ARNOLD & HARRIS

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LOCATED WITHIN EASY REACH OF THE MANY COUNTRY PARKS WITHIN NORTHSTOWE, THIS THREE-BEDROOM TOWN HOUSE IS IN TURNKEY CONDITION AND PERFECT FOR FIRST TIME BUYERS TAKING THAT STEP ONTO THE PROPERTY LADDER.

- Semi-detached town house
- 3 bedrooms, 1 reception room, 2 bathrooms
- Gas fired central heating to radiators
- EPC-B/85
- 1254.2 sqft/ 116.5 sqm
- Constructed in 2021
- Car port and driveway (parking for 2 vehicles)
- Council tax band - D

Having been constructed in 2021, this semi-detached town house measures 1254.2 sqft/ 116.5 sqm and provides generous living accommodation over three levels. To the ground floor the property comprises of a spacious entrance hall with built-in storage cupboard and WC adjoining, a kitchen/dining area and a spacious living room with double doors opening onto the rear garden. The kitchen/dining area has generous levels of storage at both eye level and base level, a wood effect worktop and integrated appliances which includes a fan assisted oven, a gas hob, extractor and a washing machine. The current owners have also added further storage in the way of a pantry cupboard, providing further storage to the kitchen.

To the first floor are two generous double bedrooms, a study which incorporates the stairs leading to the second floor. The bathroom benefits from a white bathroom suite which includes a panelled bath with a mixer tap, a pedestal sink unit and a low-level WC.

To the second floor you will find the enviable master bedroom suite which spans the full length of the property. The master bedroom benefits from an en-suite shower room and benefits from large levels of natural light thanks to a floor to ceiling window at the front and Velux window to the rear.

Externally – The property benefits from a car port to the rear with driveway parking and direct access into the rear garden from the driveway. The rear garden is fully enclosed with gated access to both the side and rear of the property, is predominantly laid to lawn and has a paved area accessible directly off the living room doors.

Location
Northstowe is a growing new development with superb access links to Cambridge and beyond, via the nearby A14, M11 and A1. It also benefits from access to the Guided Bus route which provides fast access into Cambridge, Cambridge North train station, the Science Park and Addenbrookes hospital.

For recreation, Northstowe has several parks and outdoor spaces to enjoy walking and cycling. There is a children's play area, an outdoor basketball court and also a community cafe at Wing, Northstowe's community venue. The town has both a Primary School and Secondary School.

Tenure
Freehold

Services
Mains services connected include:. gas, electricity, water and mains drainage.

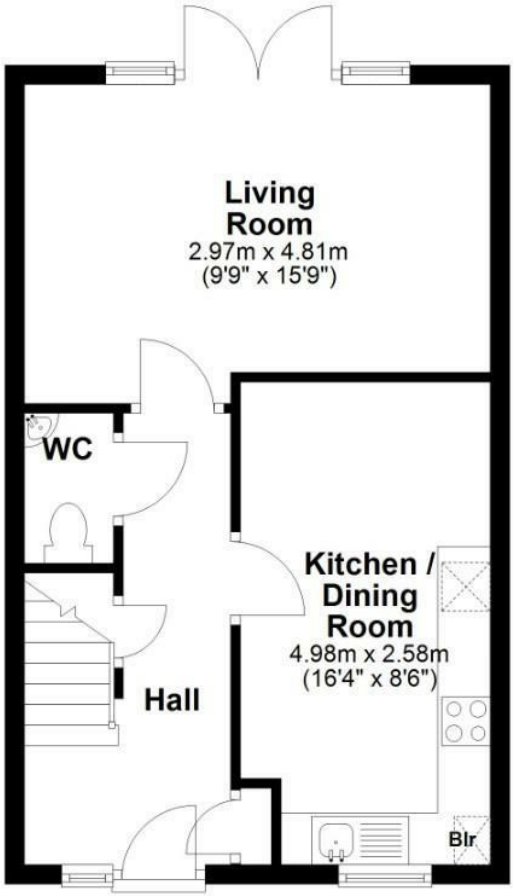
Statutory Authorities
South Cambridgeshire District Council
Council tax band - D

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

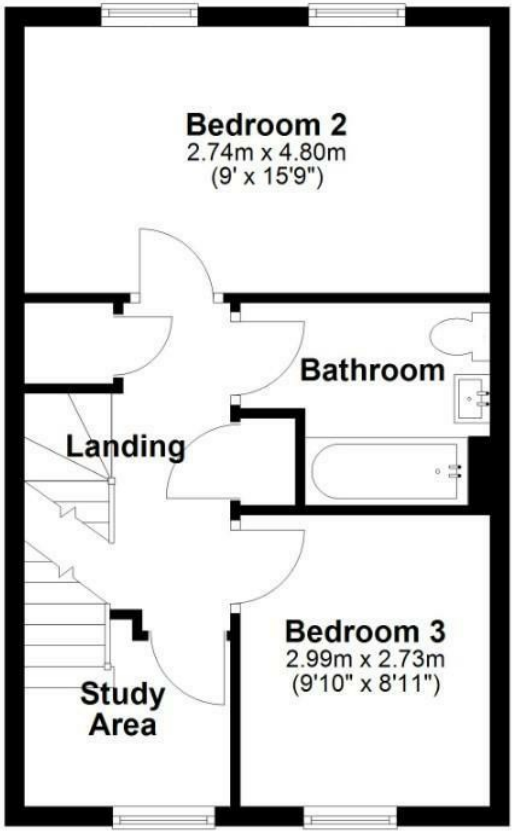
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

Agents Notes
Service Charge: Shared areas - Green Belt. £143 a year

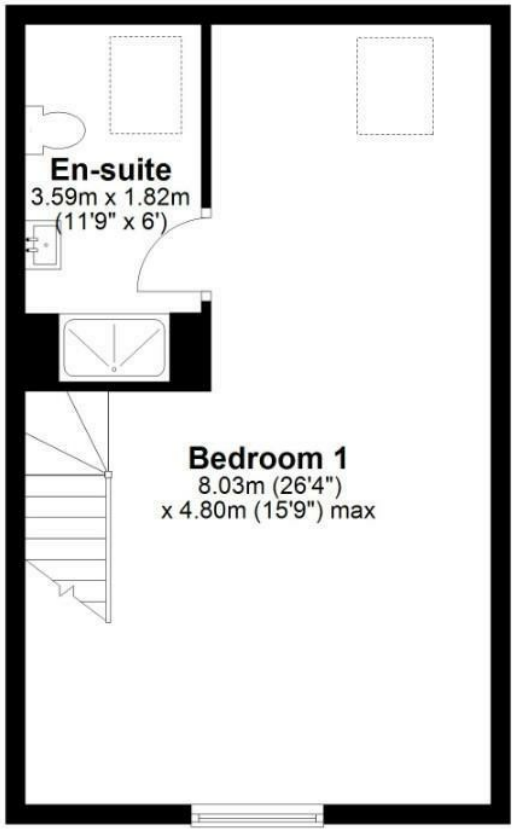
Ground Floor
Approx. 38.7 sq. metres (416.7 sq. feet)



First Floor
Approx. 39.3 sq. metres (422.5 sq. feet)

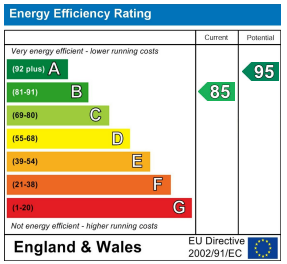


Second Floor
Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 116.5 sq. metres (1254.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.