



4 Fairway Close, Northstowe, CB24 1ED  
Guide Price £700,000 Freehold



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**SELLING WITH THE BENEFIT OF NO ONWARD CHAIN, THIS SUBSTANTIAL DETACHED FAMILY HOME OVERLOOKING FIELDS TO THE FRONT AND WITHIN EASY REACH OF THE GUIDED BUS, PROVIDING CONVENIENT LINKS INTO THE HISTORIC CITY OF CAMBRIDGE.**

- Detached house
- 5 beds, 3 baths, 2 recepts
- Gas fired central heating to radiators and solar panels
- 10 year NHBC warranty granted in 2022
- Council tax band - F
- 2010.4 Sqft/186.8 Sqm
- Constructed in 2022 by David Wilson Homes
- Detached double garage and driveway parking
- EPC - A
- Chain free

Nestled within this quiet cul-de-sac, this generous family home measures 2010.4 Sqft/186.8 Sqm and provides living accommodation over two floors. Upon entering the property through the spacious entrance hall, you notice a real emphasis on the high level of finish with tiled flooring, running seamlessly through to the spacious kitchen/diner and into the utility. The property has two large reception rooms which include the formal dining room, with double aspect windows including a box bay window to the front, and a living room measuring 21ft in length and benefitting from double aspect windows including a box bay window to the front. The hub of the house is the kitchen/family/dining room benefitting from AEG integrated appliances, shaker style kitchen units and generous levels of storage at both eyelevel and base level. The property has no chain.

To the first floor are five well-proportioned bedrooms which include an en-suite shower room to both bedrooms one and two. Completing the first floor is a delightful family bathroom suite which is fully tiled, has a panelled bath, walk in double enclosed shower, low level WC and pedestal sink unit.

The current owners have installed air conditioning units in the kitchen, living room and the master bedroom and have installed solar panels to the roof with a 6kw battery.

Externally – To the front, the property has a block paved driveway which in turn leads up to a detached double garage under a pitched roof with electric up and over doors. The rear garden of the property has been beautifully landscaped with a gravel and resin laid patio, herbaceous borders and lawn.

Seller Insight – “We've loved living here and will be sad to leave. We've really enjoyed the open spaces; the lakeside walks and watching the wildlife. Thinking we would stay we have put love into the garden landscaping, added solar panels and a battery, electric garage doors and installed air conditioning.

The house is well built and David Wilson Homes were really good about coming to fix the small snags we found.

We fully intend to visit Northstowe on a regular basis to watch the development of the town and take advantage of the lovely walks.”

**Location**

Situated on the edge of Northstowe with easy access to all the amenities in neighbouring Longstanton. The doctors' surgery is a 6 minute walk away , the Black Bull pub/restaurant 8 minutes away and the Post Office/general store is 9 minutes away. There's also a Co-op store, a dentist and a vet. The road links and public transport are excellent, its only 5 minutes' walk to the nearest bus stop on Eagle Way.

**Tenure**

Freehold

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band -F

**Fixtures and Fittings**

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

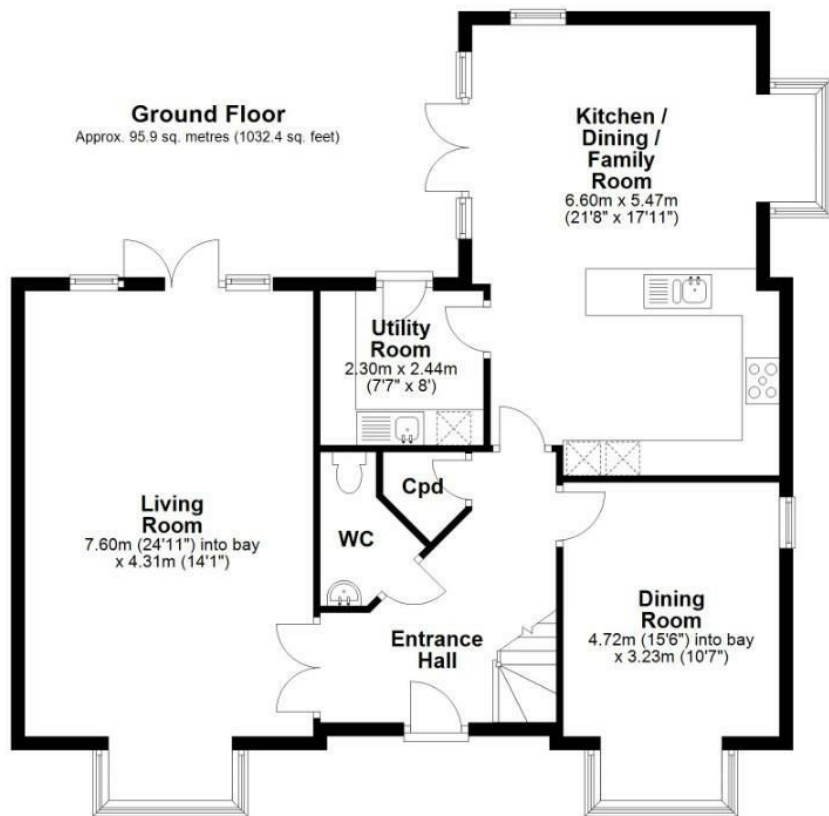
**Viewing**

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









Total area: approx. 187.4 sq. metres (2017.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	94	95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.





