



91 Stirling Road, Northstowe, Cambridge, CB24 1AL
Guide Price £390,000 Freehold



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A CONTEMPORARY, SEMI-DETACHED TOWN HOUSE, IDEAL FOR FIRST TIME BUYERS AND LOCATED WITHIN THE NEW DEVELOPMENT OF NORTHSTOWE, CAMBRIDGE.

- Semi-detached townhouse
- 3 beds. 2 baths, 2 recepts
- Constructed in 2021
- Driveway parking and carport
- Council tax band - D
- 1252 Sqft / 116 Sqm
- 65 Sqm rear garden
- Gas fired central heating to radiators
- EPC - B / 85

Having been constructed in 2021, this semi-detached town house measures 1252 Sqft / 116 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.

To the first floor are two generous double bedrooms, a study which incorporate 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

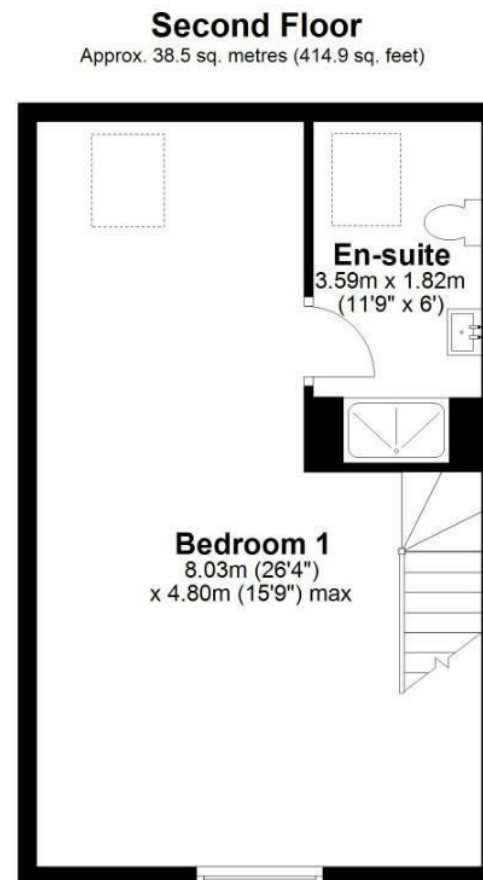
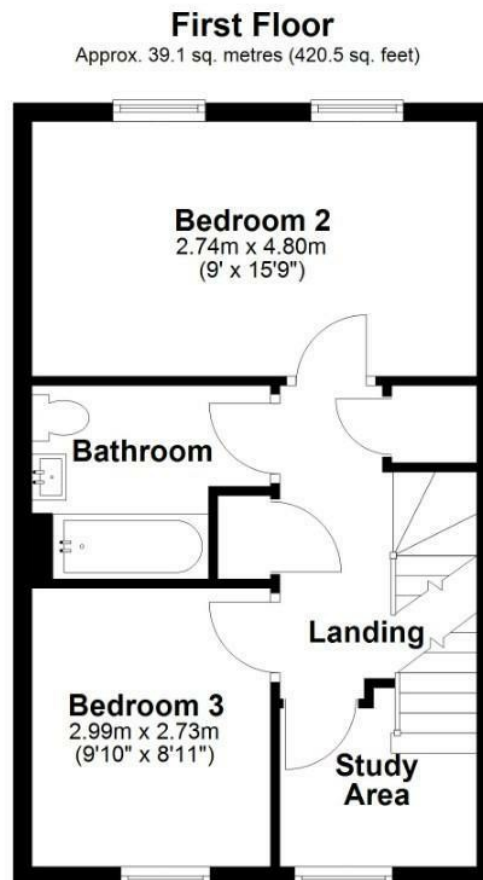
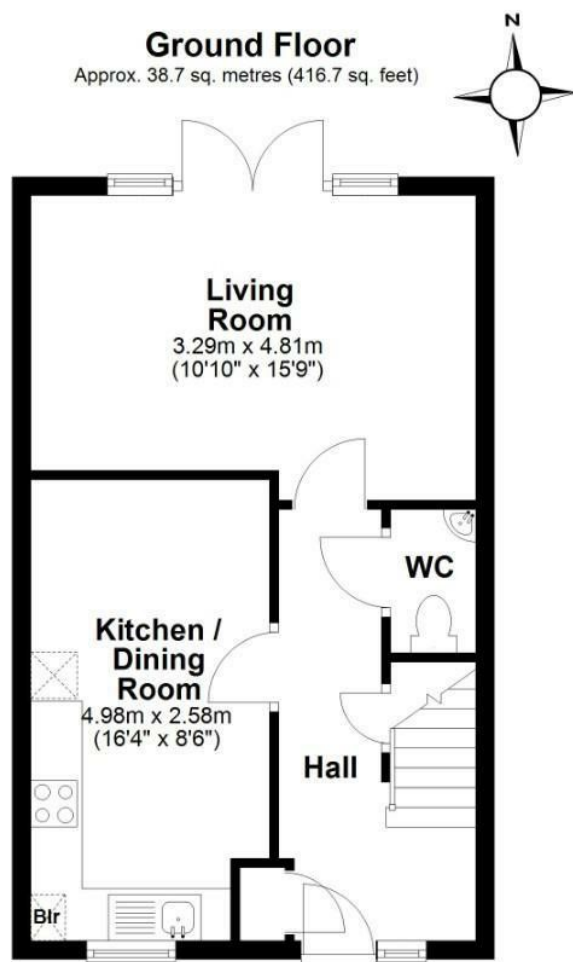
Fixtures and Fittings

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





Total area: approx. 116.3 sq. metres (1252.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

95

85

