

5 Fairfield End, Cambridge, CB5 8SN

Guide Price £575,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 323130

AN ECO EFFICIENT HOME WITH PV SOLAR PANELS, A PRIVATE SOUTH-FACING GARDEN, AND A LARGE COMMUNAL GARDEN BACKING ONTO THE MEADOW, CLOSE TO THE CITY CENTRE & NORTH STATION VIA THE CHISHOLM TRAIL.

- 990 sqft / 92 sqm excluding garage
- Garage with EV point and utility room
- 161 sqm / 0.04 acre
- Air source heat pump, solar panels
- EPC – B / 86
- Low running costs
- 3 bed, 2.5 bath, 1 recep, detached house
- 2021 (5 years NHBC warranty remaining)
- Underfloor heating
- Council tax band - D

This modern detached family home has been constructed and thoughtfully designed with energy efficiency in mind, with high performance triple glazing, low energy lighting in all fixed outlets, PV solar panels, which generate an annual income, an MVHR system and an air source heat pump, which aids heating and hot water. This is a 4.56 kWp system with a 10 kWh battery.

Upon entering through a covered porch, it opens into a light kitchen/living/dining room, which benefits from a dual aspect and is finished with attractive Karndean wood effect flooring throughout. The kitchen itself has been fitted with a comprehensive range of base and eye-level units; integrated Bosch appliances include a microwave, double oven and an electric hob with an extractor over. Double doors from the living room open onto the private garden. There is a personal door leading to the garage, which has an EV charging point and an adjoining utility room with further units and a door to the south-facing garden. Completing the ground floor accommodation is a cloakroom W.C.

Upstairs are 3 double bedrooms, 2 of which have useful shelving installed. The master bedroom is particularly spacious, has built-in sliding mirrored wardrobes and a large en suite shower room, complemented by attractive tiling and a heated towel rail. There is an equally generous family bathroom with a separate bath and shower, finished with attractive tiled flooring and a vanity wash hand basin.

Outside, the rear garden is principally laid to lawn, has a patio area well suited to alfresco dining and a useful storage shed. The garden is bordered with a variety of established flower beds and benefits from southerly aspects. There is a large garage to the front. Fairfield end also benefits from a delightful communal garden, which is just for residents and backs onto the meadow. There is an annual service charge of around £450 for management of the private road and the community garden.

Agent's Note
We understand the property is of a steel-frame construction.

Location
Fairfield End is a select scheme of 14 eco-friendly homes, situated just off Ditton Walk and backing onto the meadow with the river cam beyond. The area is ideally situated for access to Cambridge City centre and the A14/M11 road networks. The property sits just a couple of miles from the city with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

There are a wide range of local facilities nearby including a Tesco Superstore, gym and two out of town retail parks close-by, with the Grafton Centre which has a multiplex cinema, a gym and restaurants just a short distance away.

Fairfield End is within striking distance of a one-stop convenience store, butchers, fish and chip shop and an NHS Health Centre. It is also just a short walk from the historical village of Fen Ditton, which has three public houses, including two gastro pubs, with The Plough having lovely views over the River Cam.

Cambridge North Station is just 0.8 miles from the property via the Chisolm Trail and offers direct links to London. The Citi 3 bus service and Park & Ride also offer great transport options back to the city centre.

Tenure
Freehold

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

Statutory Authorities
Cambridge City 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.

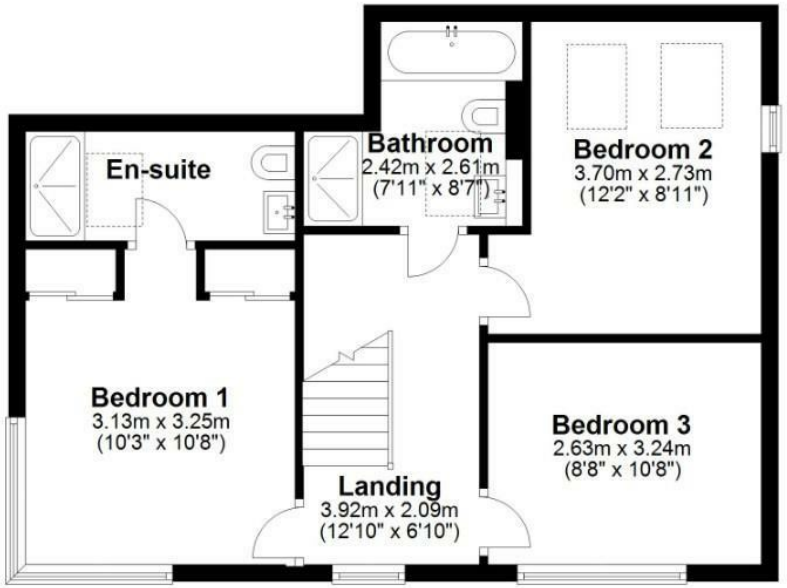






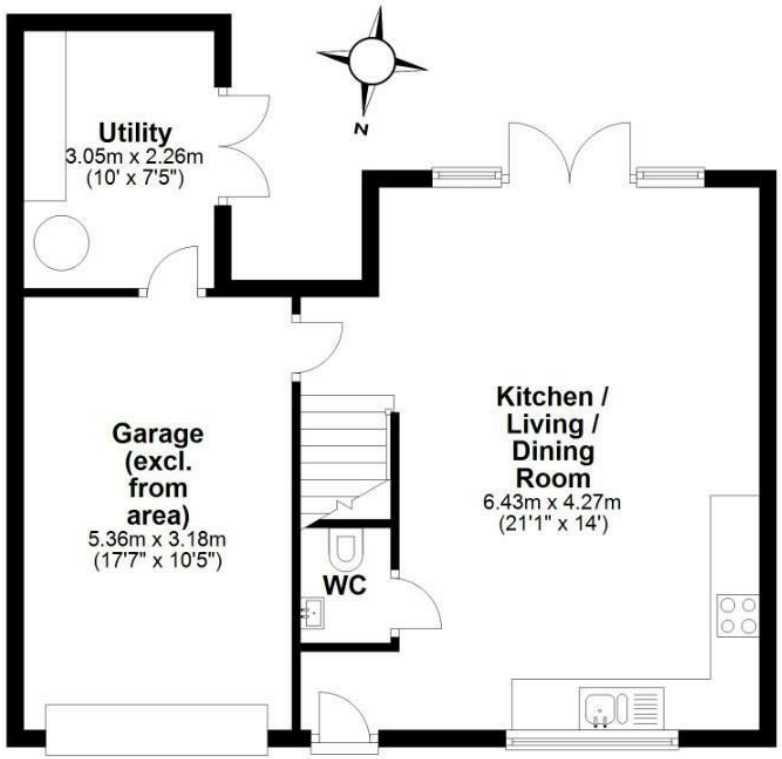
First Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



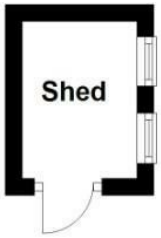
Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



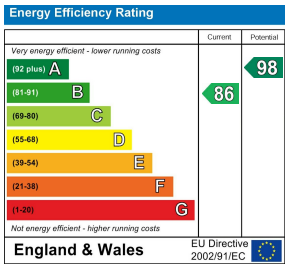
Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 92.0 sq. metres (990.3 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.















