



KNIGHTLY AVENUE, CAMBRIDGE, CB2 0AL

- Cambridge City Centre – approx. 2.5 miles
- The New Cambridge South Station – approx. 0.7 miles
- Addenbrookes Hospital & Biomedical Campus – approx. 0.25 miles (direct access)
- Cambridge Mainline Station – approx. 2 miles
- M11 (Junction 11) – approx. 3 miles

Prestigious Ninewells development on Cambridge's southern edge • Far-reaching views towards the Gog Magog Downs • Versatile four-bedroom accommodation across three floors • Spacious open-plan kitchen / dining / family room with bi-fold doors to the garden • Underfloor heating for ground floor & first floor • Air-Conditioned living room & bedrooms • Driveway parking & integral garage with electric door • Landscaped rear garden with gated side access & storage shed • EPC rating B

DESCRIPTION

Occupying a superb position within this highly regarded development, 114 Knightly Avenue enjoys far-reaching views across undulating countryside towards the Gog Magog Downs. Constructed in 2018 by Hill Residential, the property is finished to a high standard throughout, the house offers stylish and versatile accommodation, combining the best of modern living with a strong connection to its natural surroundings.

The ground floor provides a welcoming entrance hall with spacious cloakroom. The kitchen, positioned to the front of the house, is fitted with sleek cabinetry and full range of integrated appliances. To the rear, the bright and expansive open-plan living/dining/family room spans the width of the property, with bi-fold doors opening to the garden. This space is also airconditioned creating an excellent space for day-to-day living. There is also access to the integral garage.

A BEAUTIFULLY APPOINTED FOUR-BEDROOM TOWNHOUSE WITH EXCEPTIONAL VIEWS TOWARDS THE GOG MAGOG DOWNS, WITHIN THE PRESTIGIOUS NINEWELLS DEVELOPMENT – AVAILABLE FULLY FURNISHED IF REQUIRED.



The first floor features an elegant sitting room with panoramic views toward the Gog Magog Downs, together with two bedrooms, one of which is air conditioned. A modern family bathroom with shower and bath serves this level.

The principal suite occupies a prime position to the front of the house and benefits from air conditioning, large sliding windows, and a Juliet balcony that floods the room with natural light while offering magnificent views over the Gog Magog Downs. The suite also includes a dressing room with fitted wardrobes and an en-suite with walk-in shower.

A further double bedroom with en-suite and walk-in shower complete the accommodation on this floor. Both rooms have access to a private terrace with far-reaching views.

OUTSIDE

The landscaped rear garden has been thoughtfully designed with a paved terrace, pergola and well-planted borders, offering a tranquil outdoor retreat. A storage shed and gated side access provide practicality. To the front, there is driveway parking with EV charger, leading to the integral garage with an electric up-and-over door. The approach is enhanced by mature shrubs and a decorative pebble frontage. Automatic watering system for front and rear planting areas.

ADDITIONAL INFORMATION

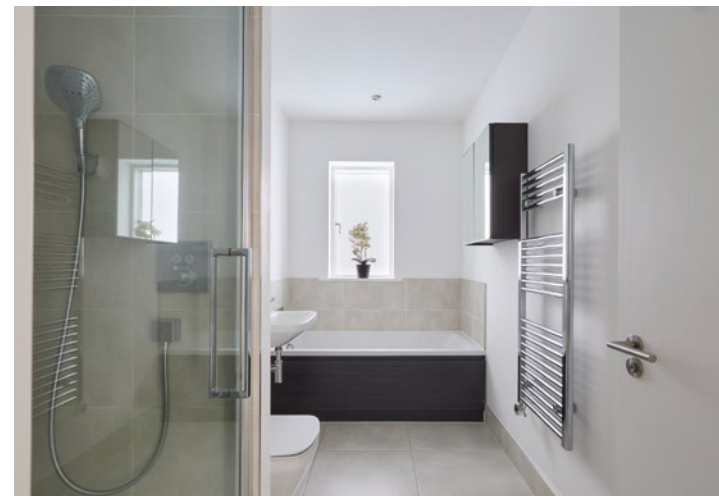
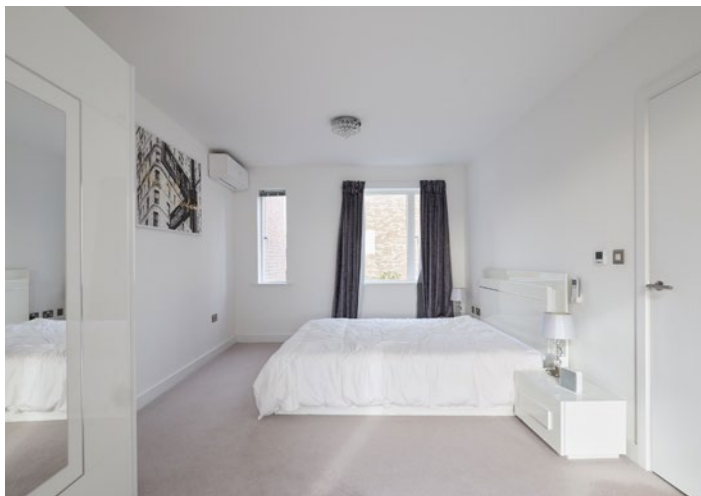
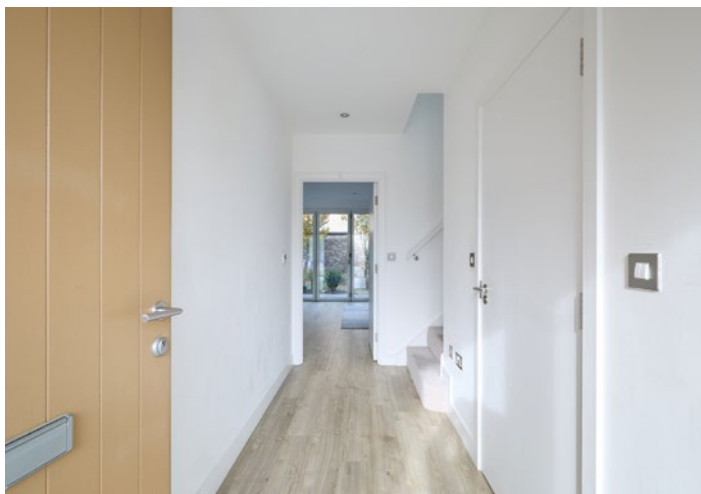
Tenure: Freehold

Service Charge 2025: £150 per annum for maintenance and upkeep of communal areas and parking management

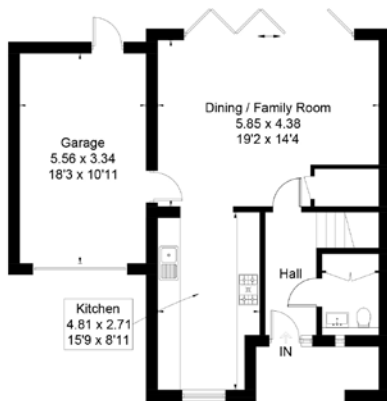
Services: Mains gas, water, and electricity connected

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330



Knightly Avenue Cambridge, CB2
 Approximate Area = 1875 sq ft / 174 sq m
 Garage = 200 sq ft / 19 sq m
 Total = 2075 sq ft / 193 sq m



Ground Floor



First Floor



Second Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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