



BRITANNIA ROAD
Northstowe

Carter Jonas

BRITANNIA ROAD, NORTHSTOWE, CAMBRIDGE, CB24 1DE

- A14 - approx. 3.4 miles
- Bar Hill Golf Course - approx. 3.7 miles
- Cambridge North Train Station - approx. 10 miles

1,700 sq.ft of light & spacious accommodation • Well presented throughout with new build warranty still standing • 5 Very well proportioned bedrooms • Private walled garden • Off-street driveway parking & garage • No onward chain • EPC rating B

DESCRIPTION

A modern detached five-bedroom house extending to over 1,700 sq ft, situated in the well-connected village of Northstowe, with convenient access to the A14.

Positioned within a well-established part of the village, the property offers bright and spacious accommodation arranged across three floors, with a layout designed for practical family living. The rooms are well-proportioned and enjoy excellent natural light throughout.

On the ground floor, the entrance hall leads to a cloakroom/WC and a generous dual-aspect sitting room. The kitchen/dining room provides a large, versatile space ideal for day-to-day living and entertaining, with bi-fold doors opening directly to the garden. The kitchen is fitted with a range of units, integrated appliances, and benefits from access to a separate utility room with additional storage and a walk-in pantry.

Upstairs, the first floor includes a central landing, a well-sized principal bedroom with an en-suite shower room, two further bedrooms, and a family bathroom. The top floor provides flexible living options, with a further landing area suitable for a study space, two additional double bedrooms, and a separate shower room.

A MODERN DETACHED FIVE-BEDROOM HOUSE EXTENDING TO OVER 1,700 SQ FT, SITUATED IN THE WELL-CONNECTED VILLAGE OF NORTHSTOWE, WITH CONVENIENT ACCESS TO THE A14.



OUTSIDE

Externally, the property offers a private driveway providing off-road parking for two vehicles, leading to a single garage with power and lighting. Gated side access leads to the rear garden, which is enclosed by brick walling and features a paved patio, lawn, which is low maintenance but has potential to be thoroughly enjoyed.

LOCATION

Northstowe benefits from several parks including a large waterpark with extensive walking and cycling routes for residents to enjoy the wildlife. Pioneer Park provides a range of outdoor exercise equipment, a children's play area, and a basketball court. There is a community cafe at the Community Centre, Northstowe Tap & Social and the newly opened Northstowe sports pavilion facilities include a bar, cafe and gym. Many sports facilities are available at the secondary college and the Western Park. There are two primary schools. The Local Centre, a planned area of retail development will create a meeting place and local facilities such as shops, cafes and a community building.

In the neighbouring villages, there are a range of local amenities such as Co-op, butchers, bakers, hairdressers, preschool and takeaway restaurants and other small businesses. The town has both a Primary School and Secondary School with a Sixth form, with many more facilities planned to open soon.

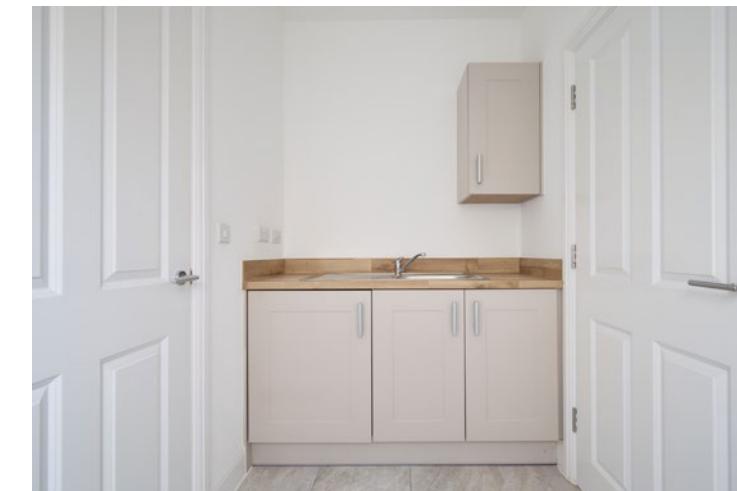
ADDITIONAL INFORMATION

Tenure: Freehold

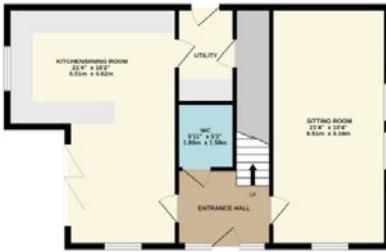
Services: Gas fired central heating. Mains water, gas, drainage and electricity

Local Authority: South Cambridge District Council

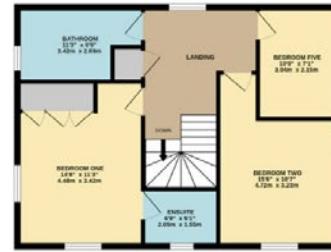
Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



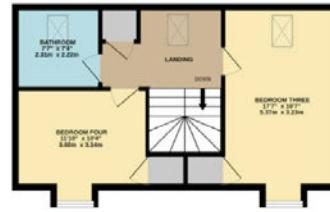
GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



2ND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1757 sq.ft. (163.2 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		