



**FITZWILLIAM ROAD, OFF BROOKLANDS AVENUE, CAMBRIDGE, CB2**  
Guide Price: £1,650,000

**Carter Jonas**

# FITZWILLIAM ROAD, OFF BROOKLANDS AVENUE,

Built to an excellent standard by a local and reputable developer and boasting high quality finishes such as modern heat technology serving underfloor heating throughout the entire home, stunning kitchens designed by Nicholas Anthony featuring integrated Bosch appliances and Baulogic integrated home automation system allowing control of lighting, heating, security and energy use all from the comfort of your phone or screen.

This home steps into the modern way of living whilst retaining the charm and warmth that is so desired in a family home.

With versatile accommodation over four floors, this townhouse offers a spacious entrance hall with understairs storage, dedicated study, W/c, useful utility room with space for washing machine and tumble dryer, and a bright and airy open-plan kitchen/living/dining room with high quality sliding doors opening onto the private landscaped garden. Engineered Oak flooring is carried on throughout the ground floor and hallways/landings for luxury practicality.

The first floor is approached via stunning timber stairway with oak handrail and black baluster. Host to a generous double bedroom with en-suite and formal sitting room.

To the second floor is two further double bedrooms with family bathroom. Dressing area with bespoke fitted wardrobes and en-suite to largest bedroom.

The third floor is host to the principal suite with dedicated dressing area, bespoke fitted wardrobes and en-suite, and a private terrace benefitting from a southerly aspect.

Outside is a private driveway plus bike storage, enclosed garden to the rear with side access and fully landscaped. A dedicated secondary parking space is offered to the side of the property.

This home benefits from a 10-year structural warranty by Advantage, offering peace of mind to the homeowner.

**A CENTRALLY LOCATED 4-BEDROOM FAMILY HOME, OFFERING VERSATILE LIVING IN A CONTEMPORARY STYLE WITH EXCELLENT QUALITY FINISHES AND OFF-ROAD PARKING.**



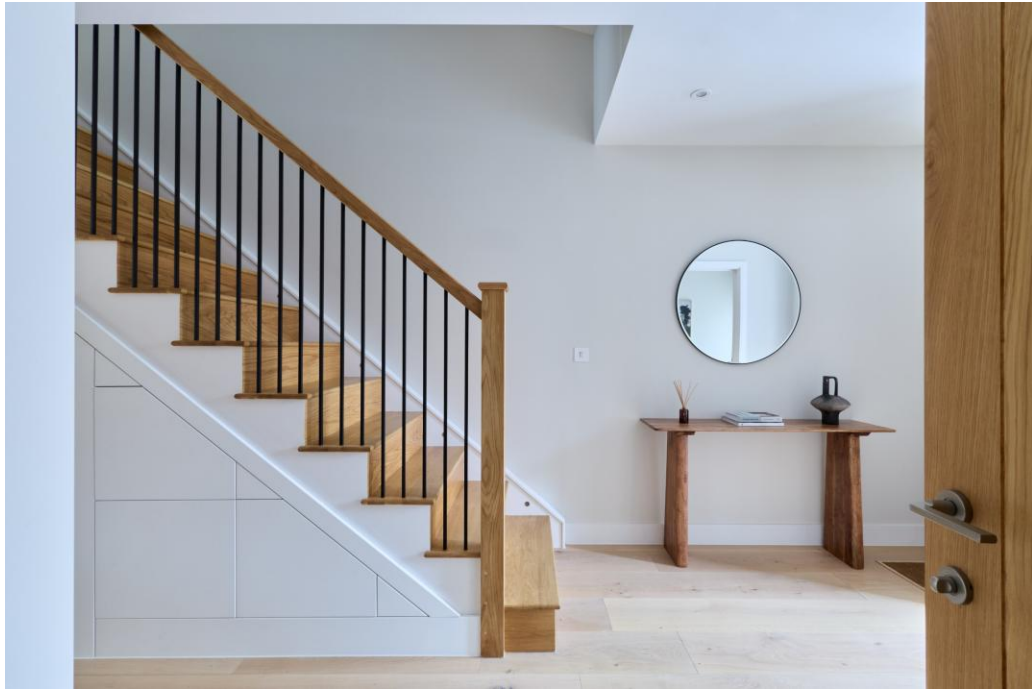
## AMENITIES

- Brand New 4 Bedroom Townhouse
- Centrally Located
- Excellent Quality Finishes
- Off-Road Parking
- Private Landscaped Garden
- Underfloor Heating Throughout
- 10 Year New Homes Warranty
- Built by a Local Developer
- En-Suite and Wardrobes to Beds 1 & 2

**TENURE** Freehold

**LOCAL AUTHORITY**

**EPC BAND** To be confirmed



# Fitzwilliam Road

Approximate Gross Internal Area = 2443 sq ft / 227 sq m



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