



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.

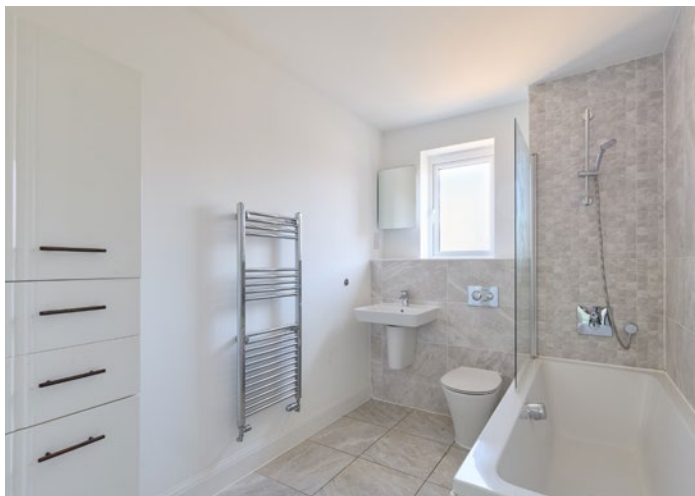
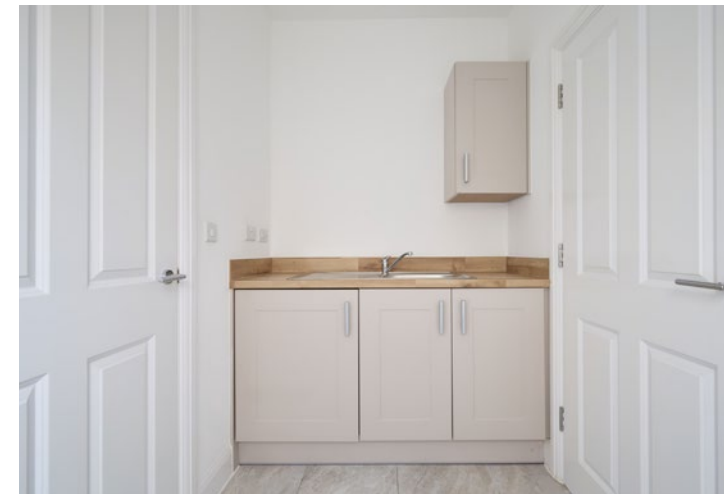
ADDITIONAL INFORMATION

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





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



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

Cambridge South 01223 403330
cambridgesales@carterjonas.co.uk
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
Offices throughout the UK

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