



**HAUXTON ROAD, LITTLE SHELFORD, CB22**  
**£950,000**

**Carter Jonas**



# HAUXTON ROAD, LITTLE SHELFORD, CB22

An exclusive development of just three 4 bedroom detached homes, which have been built to an excellent standard and feature high specification throughout.

Offering accommodation in excess of 1800sqft, these homes have been thoughtfully designed to comprise a spacious entrance hall, cloakroom, living room with bay-window and an impressive open-plan kitchen/dining/family room with bi-fold doors onto the garden and a dedicated utility room.

The contemporary kitchens feature composite worktops and high-quality Siemens appliances to include oven & combi oven, ceramic induction hob, dishwasher, fridge/freezer, warming drawer and filtered cold & hot water tap. The utility room will also have washing machine and tumble dryer.

The first floor is host to four generous bedrooms, two of which en-suite and a further family bathroom which features Vitra sanitaryware with brushed nickel taps, towel rail, 2-way showers, and contemporary tiling.

Each home has a generous south-west facing rear garden, and driveway parking for two cars.

Little Shelford is one of the most popular of the necklace villages around Cambridge, which, together with the neighbouring village of Great Shelford provides an extensive range of facilities including a variety of shops, 2 supermarkets, bakery, cafe, primary school, library, church, health centre, recreation ground and a mainline railway station with services to London's Liverpool Street in about 85 minutes. Whittlesford Parkway Station, 3 miles to the south, has services to London's Liverpool Street in about 1 hour.

The nearby University city of Cambridge is not only world renowned for its academic achievements but has also become a 'high-tech' and 'bio-tech' hub with the University Research and Development Laboratories, the internationally renowned Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus (3.2 miles).

The city also offers extensive cultural and shopping facilities together with an outstanding choice of independent schools for all ages.

**THIS BRAND NEW 4 BEDROOM DETACHED ENERGY EFFICIENT HOME IS NOW READY FOR OCCUPATION. WITH TRIPLE GLAZING, AIR SOURCE HEAT PUMP, PV PANELS WITH BATTERY BACKUP AND UNDERFLOOR HEATING THROUGHOUT.**



## AMENITIES

- Exclusive Collection of Just Three Homes
- Air Source Heat Pump, PV Panels with Battery Backup
- Generous South Facing Gardens
- Driveway Parking
- Sought After Location
- Open-Plan Kitchen/Family Room
- Dedicated Utility Room
- Generous Bedrooms with Fitted Wardrobes to Beds 1 & 4
- Underfloor Heating Throughout

**TENURE** Freehold

**LOCAL AUTHORITY**

**EPC BAND** To be confirmed





## Hauxton Road

Approximate Gross Internal Area = 1818 sq ft / 168.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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Classification L2 - Business Data