



**NIGHTINGALE AVENUE, CAMBRIDGE, CB1**  
GUIDE PRICE: £1,600,000

**Carter Jonas**



# NIGHTINGALE AVENUE, CAMBRIDGE, CB1

Located on one of Cambridge's most desirable residential roads, this brand-new detached home offers over 2,250 sq ft of energy-efficient, contemporary family living with views over Nightingale Recreation Ground.

The accommodation is arranged across three floors and includes a bright entrance hall, a separate front sitting room, and a superb open-plan kitchen/dining/living space with quartz worktops, Bosch appliances, a central island and a roof lantern.

Full-width bi-fold doors open onto the south-facing landscaped garden, with a cloakroom and useful storage completing the ground floor.

The first floor features a generous principal bedroom suite with dressing room and en-suite, along with a further double bedroom and the family bathroom.

Two additional double bedrooms and a modern shower room occupy the second floor.

Outside, the south-facing garden includes a porcelain patio, lawned area, mature trees and a composite storage shed.

To the front, a block-paved driveway provides parking for several vehicles and an EV charging point.

The specification includes underfloor heating to the ground floor, premium internal finishes, porcelain-tiled bathrooms, Cat6 cabling, LED lighting and a full range of integrated Bosch appliances, along with a 10-year warranty.

Nightingale Avenue offers a peaceful setting with direct access to local green space, while being ideally placed for Addenbrooke's Hospital, the Biomedical Campus, Cambridge station, the city centre and a selection of highly regarded schools.

## A BRAND NEW FOUR BEDROOM DETACHED HOME OVERLOOKING NIGHTINGALE RECREATION GROUND, OFFERING SPACIOUS, MODERN FAMILY LIVING. WELL LOCATED FOR ADDENBROOKE'S, THE BIOMEDICAL CAMPUS & CAMBRIDGE STATION



### AMENITIES

- Prime residential location with park views
- Brand new four-bedroom detached home
- Spacious open plan kitchen/living/dining space
- Roof lantern and bifold doors to south facing garden
- High spec kitchen with integrated Bosch appliances
- Separate sitting room
- Principal suite with dressing room and ensuite
- Two further bathrooms across three floors
- Landscaped garden with patio and lawn
- Driveway parking and EV charging point

**TENURE** Freehold

**LOCAL AUTHORITY** Cambridge City Council

**EPC BAND B**

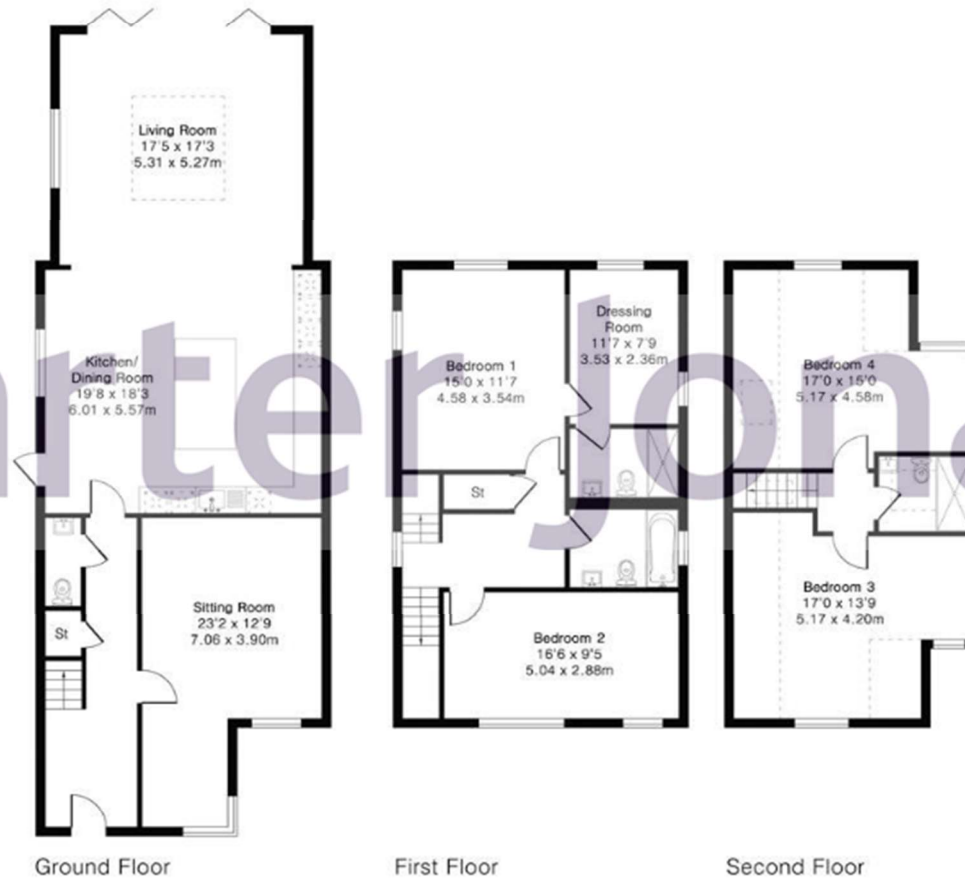


**Approximate Gross Internal Area 2259 sq ft - 210 sq m**

Ground Floor Area 1076 sq ft – 100 sq m

First Floor Area 661 sq ft – 61 sq m

Second Floor Area 522 sq ft – 49 sq m



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