



New build detached house on a private road

Gazeley Road, Cambridge CB2 9HB

Freehold



Located on a private road close to city centre • High quality finishes including German designed kitchen • Five en suite bedrooms • Schindler cabin lift to all floors (accessible for wheel chair use)

Local information

- Gazeley Road is a private road situated on the south side of the city centre and just off Trumpington Road, approximately 1.9 miles from the market square.

- Comprehensive shopping facilities which include the busy daily market, The Grand Arcade shopping mall and a wide range of independent shops are available in the historic city. Extensive cultural amenities, including the University Botanical Gardens - a large 40 acre garden with exotic planting, specimen trees and Victorian glasshouses and the Cambridge Colleges, some 31 in all, along with the Fitzwilliam Museum, are all within Cambridge city. Waitrose supermarket is approximately 0.8 of a mile.

- Excellent state and independent schools including The Leys, St Faith's, St Mary's, Stephen Perse and The Perse are all within the vicinity. Hills Road and Long Road Sixth Form Colleges are nearby.

- Cambridge railway station is approximately 1.9 miles which has services to London from around 48 minutes whilst the M11 at junction 11, just beyond Trumpington heads north towards the A14 and A1 and south towards London, the M25 and Stansted Airport.

(all distances and times are approximate).

About this property

2 Gazeley Road is a new build detached house currently under construction which will have accommodation over three floors and is available with the benefit of an NHBC Warranty.

The property will comprise a large entrance hall, open plan reception room with kitchen/dining/sitting room and feature dual aspect fireplace dividing the sitting and dining spaces.

The kitchen will be German designed offering a range of base, wall and full height larder units, granite or quartz worktop and breakfast bar. All the appliances will be Miele to include: Pyrolytic fan oven, combination steam oven, microwave, warming drawer, induction hob with integrated extractor, dishwasher, fridge and freezer as well as a Quooker hot water tap.

Of particular note is the Schindler cabin lift accessible for wheel chair users to all floors. A utility room with Miele washing machine and tumble dryer and cloakroom complete the ground floor accommodation.

To the first floor are three en suite bedrooms including a master with dressing area and en suite bathroom. All the bathrooms will be fitted with high quality Villeroy & Boch sanitaryware & Hans Grohe fittings.





To the second floor is a further two en suite bedrooms and home office.

Outside to the front there will be a shingle drive, parking for several cars and a double garage with sedum roof.

The garden to the rear will be turfed with a row of pleached trees to the western boundary.

Please contact Savills for further details on the specification.

Please note all images are CGI's.

Tenure

Freehold

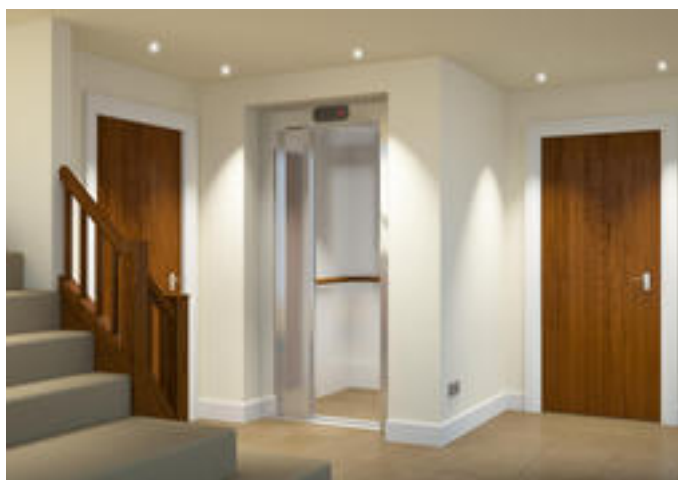
Local Authority

Cambridge City Council


EPC rating = B

Viewing

Strictly by appointment with Savills





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02022041 Job ID: 140526 User initials: 200206 VP