



HARVEY ROBINSON

Offers In Excess Of
£310,000
Heron Road
Northstowe, CB24 1AR

- Semi-Detached House
- Two Generous Bedrooms
- Beautifully Presented Throughout
- Sought After Location

- Off Road Parking
- Open Plan Lounge Dining Room
- Downstairs Cloakroom
- Garden Office/Gym

2 

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PROPERTY SUMMARY

Harvey Robinson Estate Agents in St Ives are delighted to present for sale this two bedroom semi-detached home located in the heart of Northstowe. With excellent transport links to central Cambridge, this home would be the perfect base for an established couple or young family who would benefit from the short commute. Constructed in 2018, the property has been thoughtfully improved and upgraded by the current owners and benefits from a further 4 years remaining on the building warranty. The ground floor accommodation in brief comprises a light and airy entrance hall, a 15' kitchen, an open plan lounge diner and a downstairs cloakroom. The kitchen is fitted in a contemporary white gloss unit and is stocked full of storage cupboards including pull out larders as well as appliances including a dishwasher, electric oven, gas hob, fridge freezer and washing machine. The lounge diner enjoys a southerly aspect and enjoys direct access to the rear garden. Sliding doors have been added to separate the ground floor rooms giving the house an open plan feeling when needed. To the first floor, there are two double bedrooms which are both immaculately presented and a jack and jill four piece bathroom suite which can be accessed from the landing and the master bedroom. Outside, the rear garden has been landscaped and a large outbuilding added which offers the versatility of a home office or a gym. Off road parking for two vehicles can be found to the rear of the garden. Viewing of this well-presented home is essential and can be organised by contacting our St Ives office.



LOCATION AND AMENITIES

Northstowe is a new town that is located just 8 miles northwest of Cambridge city centre between the villages of Longstanton and Willingham. Northstowe gives home buyers the opportunity to live in modern, energy efficient homes with the Cambridgeshire countryside on your doorstep whilst also providing easy access to Cambridge City Centre, Cambridge North train station, the science park and Addenbrookes hospital by using the guided bus or along the recently improved A14.

Northstowe has been built with plenty of greenspaces, play parks and lakes which are all connected with a range of footpaths. Weekly food trucks can be found in the centre of Northstowe and there are future plans for a retail area which will provide a range of shops and cafes. Northstowe is already home to both a Primary School and Secondary School which provide excellent sports facilities.

The lakes are accessible with a 5-minute walk from the property. Northstowe Tap & Social Pub, which has a coffee shop/in house bakery is within a 10-minute walk.

In the villages of Willingham and Longstanton there are a range of local amenities such as two Co-op stores, a good range of pubs/restaurants, butchers, bakers and hairdressers plus many more facilities.





FAQ'S

Post Code For SatNav: CB24 1AR

What 3 Words Location: ///lays.deprives.deck

Tenure: Freehold

EPC: B

Property Built: 2018

Current Owners Moved: 2018

Onward Movements: Upsizing Locally

Rear Garden Boundary: Left Fence

School Catchment Areas: Hatton Park Primary, Northstowe Secondary

Council Tax: Band C

Loft: Partially Boarded

Boiler Installed: 2018

Water Meter: Outside to the front



GENERAL

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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For independent whole of market mortgage advice please call the team to book your appointment.

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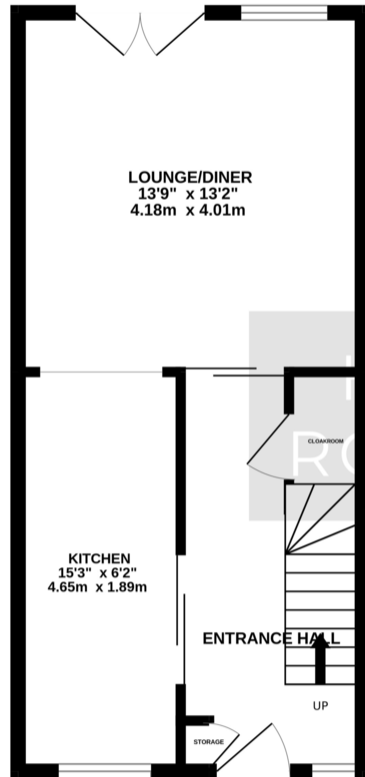
British Property Awards 2024 – Gold Winner

4.9 Star Google Review Rating

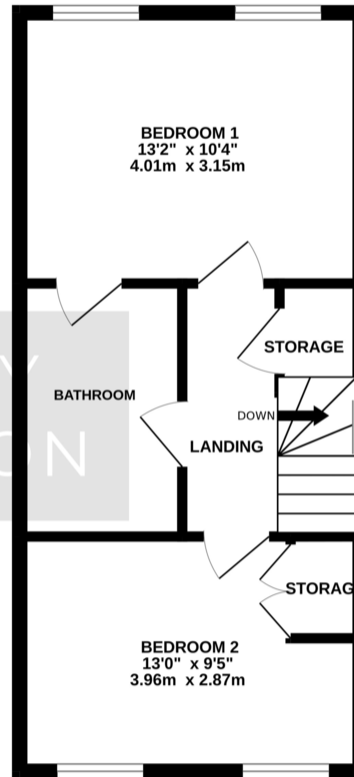




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



HARVEY
ROBINSON

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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