



**New Homes, Meldreth Road, Shepreth**



**New Homes, Meldreth Road, Shepreth**

139 sqm / 1500 sqft

Driveway parking for 2 cars

10 Year Building Warranty

New Build

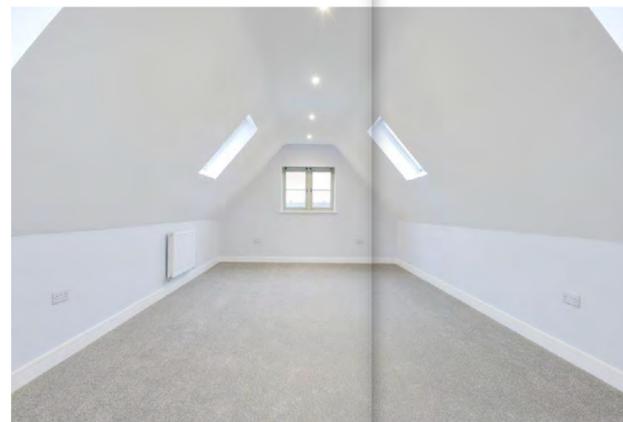
Detached House

EPC - TBC

3 beds, 1 recep, 3 bath

Council tax band - TBC

A unique development constructed by Ardent New Homes. Three superb detached homes finished to a high specification throughout offering modern open plan living accommodation to the ground floor with good sized gardens and enjoying a non estate position within this well regarded village with easy access to Cambridge and London.



Guide Price  
£575,000

The houses have been designed and built by the highly regarded development team at Ardent New Homes. This prime village development has been finished to the highest of and exacting standards with generous living accommodation and good sized gardens.

The accommodation briefly comprises; Entrance lobby, spacious entrance hall with stairs rising to the first floor, understair cupboard, cloakroom with modern two piece suit, utility, open plan living/dining/ kitchen area filled with natural light from full height bi-fold doors to the rear aspect and atrium roof lantern, modern fitted kitchen with appliances.

First floor spacious landing, partially vaulted ceilings, family bathroom with four piece modern suit, three good sized bedrooms, the master benefits from an en-suite shower room again with a modern three piece suite.

Outside the properties benefits from good sized enclosed rear gardens with landscaping and block paved driveway to the front offering off street parking.

#### KITCHEN

Contemporary kitchens  
Quartz worktop with upstand.  
Blanco undermounted 1 1/2 bowl stainless steel sink and modern single lever mixer tap.

LED under unit lighting.  
Baumatic stainless steel extractor.  
Baumatic black glass induction hob.  
Baumatic stainless steel single oven.  
Hoover integrated fridge.  
Hoover integrated freezer.  
Baumatic integrated dishwasher

#### UTILITY

Contemporary utility  
Quartz worktop with upstand.  
Hoover freestanding washing machine.  
Hoover freestanding condensing tumble dryer.

#### BATHROOMS

Elegant white Vitra Bathroom fixtures, complimented by modern taps and fittings designed by Bristan.  
Heated chrome towel rail to Bathrooms and en-suites.

#### GENERAL

Underfloor heating to Cloakroom, bathroom and en-suites.  
Contemporary radiators  
Premium ladder moulded white internal doors fitted with contemporary chrome ironmongery.  
Amtico premium grade flooring fitted to Kitchen, Dining, Hallway, lounge and utility  
Tiled floor and half height tiling to bathrooms and en-suites.  
Carpet to all other areas.  
Digital TV points to all bedrooms, kitchen and lounge  
TV provision in lounge and bedroom.  
High speed "cat 5" internet wiring infrastructure fitted  
Windows In Anthracite Grey.  
Aluminium bi folds in Anthracite Grey.

#### External

Indian sandstone patio to rear, side and front entrance pathway  
Tegular block paving to driveway  
Laid to lawn with designed planting scheme







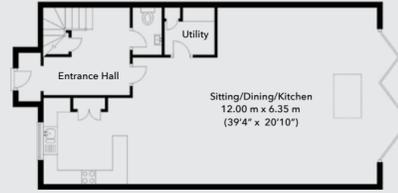
# New Homes, Meldreth Road Shepreth SG8 6PS

- |                            |                          |
|----------------------------|--------------------------|
| 1 Cambridge                | 4 Melbourn Science Park  |
| 2 Royston                  | 5 Shepreth Wildlife Park |
| 3 Shepreth Railway Station | 6 Addenbrooke's Hospital |

Ground Floor:  
 Approx. 74.8 sq. metres  
 (804.6 sq. feet)



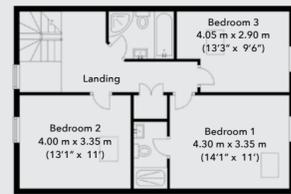
Ground Floor:  
 Approx. 77.8 sq. metres  
 (837.0 sq. feet)



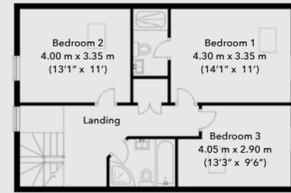
Ground Floor:  
 Approx. 77.8 sq. metres  
 (837.5 sq. feet)



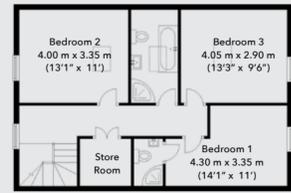
First Floor:  
 Approx. 61.6 sq. metres  
 (662.9 sq. feet)



First Floor:  
 Approx. 61.5 sq. metres  
 (661.7 sq. feet)



First Floor:  
 Approx. 61.6 sq. metres  
 (662.8 sq. feet)



Total area: Approx. 84.4 sq. metres (908.1 sq. feet)



Shepreth is a popular village, situated between the historic cities of Cambridge and Royston, the village offers a range of local amenities including a café and Public house. The popular Shepreth Wildlife park is within walking distance and there is a recreation ground and playground. A wider range of facilities are available in Royston which is only 5 miles away.

For the commuter there is a station providing services into Kings Cross in less than an hour and Cambridge in 15 minutes. The village is also enjoys good road links with easy access to the A10, A505 and M11.

COOKE  
CURTIS  
& CO

hello@cookecurtis.co.uk  
www.cookecurtis.co.uk  
+44 (0) 1223 508050

40 High Street  
Trumpington  
Cambridge CB2 9LS

