



EDDINGTON AVENUE
Cambridge

Carter Jonas

EDDINGTON AVENUE, CAMBRIDGE, CB3 1SE

- Cambridge Station – approx. 2.8 miles
- Cambridge North Station – approx. 3.1 miles

- Modern & elegant four-bedroom house
- Catchment area for the University of Cambridge Primary school
- Private courtyard garden & spacious first-floor terrace
- Generous bedrooms, two with en-suite facilities
- Versatile room for additional living space or a study
- Dedicated utility room & garage for practicality
- Bespoke German kitchen with high-quality appliances
- Luxurious bathrooms with Duravit sanitary ware & Hansgrohe fixtures
- High ceilings, oversized doors, & large windows for a sense of space
- Views over the Eddington green spaces/green belt
- No upward chain
- EPC rating A

DESCRIPTION

Welcome to a modern oasis of elegance - a stunning four-bedroom home that has graced the market for the first time since it was originally sold as a new build. This contemporary dwelling effortlessly blurs the lines between indoor and outdoor living, featuring a private courtyard garden and a spacious first-floor terrace. The upper floors reveal generously proportioned bedrooms, two of which come complete with en-suite facilities, while a versatile extra room can serve as an additional living area or a study.

Practicality and privacy are ensured with a dedicated utility room and a garage. The heart of the home, the bespoke German kitchen, combines clean lines, composite stone worktops, and energy-efficient Siemens and Bosch appliances. Bathrooms and en-suites exude luxury with Duravit sanitary ware, Hansgrohe taps, and exquisite walnut wood effect vanity tops and bath panels.

AN AWARD-WINNING SUSTAINABLE LUXURY FOUR-BEDROOM CONTEMPORARY HOME IN THE CATCHMENT AREA FOR THE UNIVERSITY OF CAMBRIDGE PRIMARY SCHOOL.





Oversized doors, large windows, and elevated ceilings create a sense of spaciousness reminiscent of traditional period homes. With an impressive A-rated energy efficiency, this residence offers low running costs and sustainability. As part of the vibrant Athena neighbourhood, you'll enjoy shared amenities and dedicated maintenance services. Don't miss your chance to own this contemporary haven that seamlessly blends luxury and sustainability.

THIS PROPERTY BOASTS A RANGE OF MODERN AND SUSTAINABLE FEATURES:

- A Living Wall which is self-watering, adding a touch of nature to your living space with low maintenance.
- A district heating system providing hot water and central heating, offering both comfort and energy efficiency.
- Built-in solar panels, harnessing renewable energy and reducing your carbon footprint.
- A+ energy efficient and Level 5 Code for Sustainable Homes, including:
 - Triple glazing, enhancing energy efficiency and sound insulation.
 - Rainwater Harvesting, which uses rainwater for toilet flushing to minimize the use of potable drinking water.
 - Mechanical Ventilation, combined with a heat recovery system, ensuring fresh air and optimal temperature control.

LOCATION

Eddington Avenue is ideally positioned in between the Maddingley and Huntingdon Roads. Access into central Cambridge is convenient by bike, car, bus, or foot. There are ample cycle ways around the city. The west of Cambridge also provides easy access via the M11 straight to Junction 11 and into the south of the city - either for Addenbrooke's Hospital/Biomedical campus or for many of the city schools. The u-Bus also provides direct shuttle to central Cambridge, the train station and Addenbrookes site. The home is in the catchment area for the University of Cambridge Primary School (rated Outstanding in Ofsted report), ensuring access to a top-quality education for your family.





Eddington Avenue

Approximate Gross Internal Area = 2836 sq ft / 263.5 sq m
(Including Garage)



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.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | g8 | g8 |
| (81-91) B | | | |
| (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 | |

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