



HAUXTON ROAD, LITTLE SHELFORD, CB22
GUIDE PRICE £900,000

Carter Jonas

HAUXTON ROAD, LITTLE SHELFORD. CB22

An exclusive development of just three 4 bedroom detached homes, which have been built to an excellent standard and feature high specification throughout including air source heat pumps, triple glazing and solar panels with battery storage as well as underfloor heating throughout.

Built by a local and reputable developer, offering accommodation in excess of 1800sqft, these homes have been thoughtfully designed to comprise a spacious entrance hall, cloakroom, living room with bay-window and an impressive open-plan kitchen/dining/family room with bi-fold doors onto the garden and a dedicated utility room.

The contemporary kitchens feature composite worktops and high-quality Siemens appliances to include oven & combi oven, ceramic induction hob, dishwasher, fridge/freezer, warming drawer and filtered cold & hot water tap. The utility room will also have washing machine and tumble dryer.

The first floor is host to four generous bedrooms. The main bedroom benefits from both en-suite shower room and bespoke fitted wardrobes, with bedroom two also benefitting from en-suite and bedroom four from bespoke fitted wardrobes. A further family bathroom which features Vitra sanitaryware with brushed nickel taps, towel rail, 2-way showers, and contemporary tiling ensures that there is space for both families and guests alike.

Each home has a generous south-west facing rear garden which has been thoughtfully landscaped to include mature hedging, lawn and borders as well as a shed with living roof. To the front is a driveway with parking for two cars.

AMENITIES

- Exclusive Collection of Just Three Homes
- Air Source Heat Pump, PV Panels with Battery Backup
- Generous South Facing Gardens
- Driveway Parking
- Sought After Location
- Open-Plan Kitchen/Family Room
- Dedicated Utility Room
- Generous Bedrooms with Fitted Wardrobes to Beds 1 & 4
- Underfloor Heating Throughout

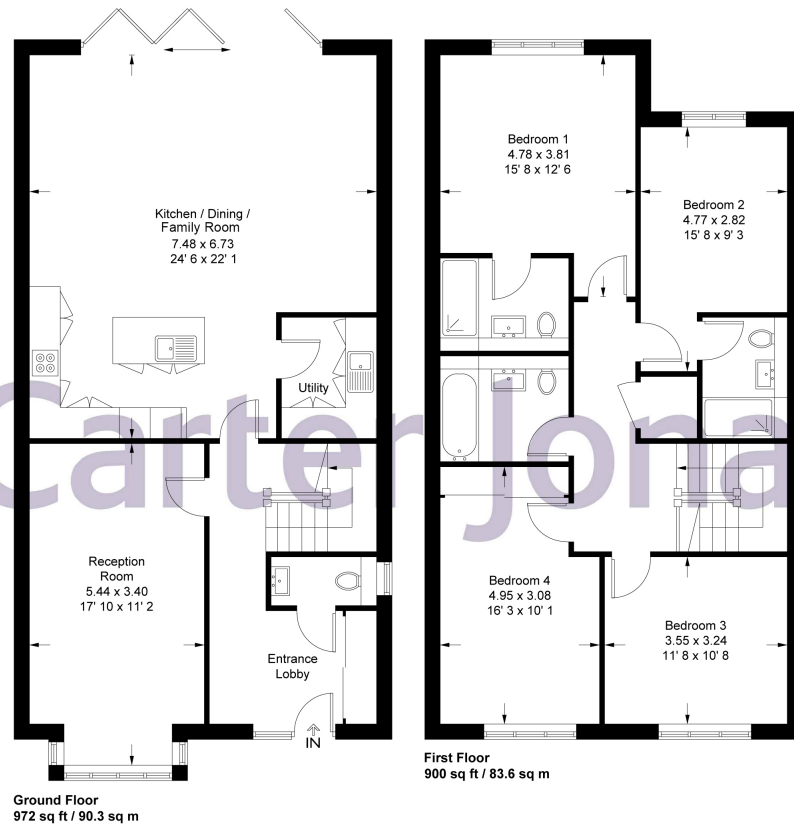
THIS BRAND NEW 4 BEDROOM DETACHED ENERGY EFFICIENT HOME IS NOW READY FOR OCCUPATION. WITH TRIPLE GLAZING, AIR SOURCE HEAT PUMP, PV PANELS WITH BATTERY BACKUP & UNDERFLOOR HEATING THROUGHOUT.





Hauxton Road

Approximate Gross Internal Area = 1872 sq ft / 173.9 sq m



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.

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Classification L2 - Business Data



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