



**Bradshaws**  
NEW HOMES

61 & 61a Histon Road, Cambridge, CB4 3JD

[bradshawsresidential.co.uk](http://bradshawsresidential.co.uk)



# 61 & 61a Histon Road, Cambridge, CB4 3JD



A small select development of only two individually architect designed homes, with a Victorian style to the front elevations having double glazed sash windows to blend in with the surrounding properties, yet with a contemporary design and finish to the rear with full height glazing. Constructed in a traditional manner with Buff brick external walls and slate pitched roof, the properties will benefit from a 10 year NHBC Buildmark warranty, have the highest levels of insulation to comply with the latest building regulations and with Photovoltaic panels to generate electricity, the properties should be extremely energy efficient.

Internally the properties will be finished to a high standard, to include profile moulded skirtings and architraves, contemporary flush internal doors with polished chrome door furniture, gas fired central heating, wiring for intruder alarm, satellite cable connections to the living room, and television points to the living room and bedrooms. The kitchens will comprise a range of base and wall units with a high gloss finish with contemporary 'T' bar handles, a quality hob with stainless steel splash back and extractor hood, built in oven, tiled splash back to the work surfaces and tiled floor, plus inset white recessed spot down lighters. The bathrooms and cloakrooms will have contemporary white suites with polished chrome fittings, a thermostatically controlled shower over the bath with a tiled surround.

The properties are extremely conveniently located at the city end of Histon Road, an established and popular residential area, with local facilities close by while the city centre is easily accessible by foot, bike and a regular bus service, and is just over a mile distant. Being to the north-east of the City Centre the properties are well placed for the Cambridge Science and Business Parks, while the access points to the M11 and A14 are also easily accessible.

The developer of the properties, Cambridge and County Developments, is a dynamic group of highly-skilled individuals who combine their expertise and experience to provide a wide range of high quality developments, including houses, apartments and extra care schemes in cities, towns and rural locations.

Cambridge and County Developments approaches each development individually, tailoring its specification to meet the demands of today's lifestyle and building homes that blend with their surroundings whilst maintaining character and individuality.

As part of the CHS Group, the team at Cambridge and County Developments has successfully developed over 1000 homes in the last six years to meet the needs of the community.



### **Construction and External Features**

Individually architect-designed homes

Properties will be built in a traditional manner with external walls of Buff brickwork and slate roofing

Double-glazed timber sash windows to the front of the properties

Contemporary finish to the rear of the houses with full-height timber glazing

Homes are built to conform with the NHBC Buildmark Scheme standards and are protected by a 10 year warranty. Every home built complies with all current building regulations

Private gardens to the rear will be turfed and landscaped. Low hedging and dwarf wall to the front of the properties

Fencing to the rear and division boundary is to be close boarded on timber posts and timber gravel boards. Gates provided are as indicated on the site plan and in keeping with the fencing

Photovoltaic panels generating electricity for the householder

Outside tap will be provided as standard

High quality solid front door complete with high performance door set with multi-point locking system, door viewer, letter plate and chain all in polished chrome

Doorbell with push button

Outside lights to the front door, rear gate entrance and French doors with PIR sensors

### **Inside your home**

Smooth finish plastered walls and ceilings in white emulsion

Internal doors will be contemporary flush style with polished chrome door furniture

Profile moulded skirtings and architraves

Staircases will be turned softwood timber newel posts with traditional spindles

All internal woodwork and doors finished in white satinwood

White double-glazed timber windows with polished chrome locking handles throughout

French doors from kitchen to garden double-glazed with security multi-point locking system and polished chrome door furniture

Gas fired central heating supplemented by electricity from PV panels

Wiring for an intruder alarm

Telephone points to all reception rooms and each bedroom

Two satellite cable connections in living room to host a Sky Plus system with additional point in master bedroom. Terrestrial TV points to all reception rooms and each bedroom

### **Kitchens**

Classic contemporary style high gloss kitchen range complete with plinths and cornice

Contemporary 'T' bar handles

Feature round stainless steel sinks with chrome finish monoblock tap

Co-ordinating worktop to complement the door finish

High quality hob and built in-oven with stainless steel extractor hood and cooker splash back

Quality contemporary ceramic tiled floor and wall tiling to create a splash back to work surfaces in the kitchen

Subtle lighting from white, recessed spot downlighters

### **Bathroom and En-suite**

White sanitary ware throughout in a contemporary clean style

Modern polished chrome fittings

Chrome ladder-style heated towel rail

Full height tiling around the bath with thermostatically controlled shower over

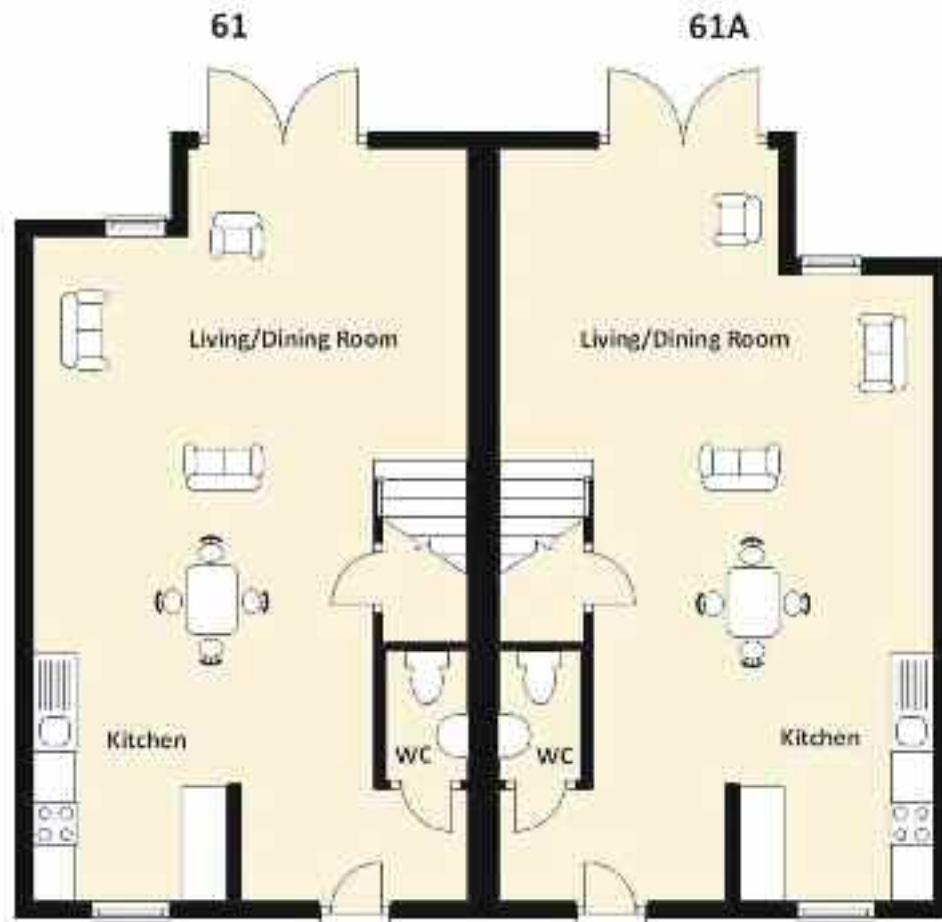
Low voltage spot downlighters

Ground floor cloakroom

Where an en-suite is present there is a fully tiled shower enclosure with valve and chrome fittings

Every care has been taken to ensure the accuracy of this literature at the time of printing, but Cambridge and County Developments reserves the right to change designs and specifications as may be found necessary. Therefore the contents shall not form part of any contract or constitute a warranty.

If you are unsure of any item relating to our new homes or specification please contact our Sales representatives, Bradshaws, who will do everything possible to answer your query.



Overall Floor Area: 70.68m<sup>2</sup>  
 Ground Floor: 8.08m x 4.48m (max) 35.34m<sup>2</sup>

Overall Floor Area: 70.10m<sup>2</sup>  
 Ground Floor: 8.08m x 4.54m (max) 35.05m<sup>2</sup>

ALL MEASUREMENTS ARE APPROXIMATE



First Floor:  
 Bedroom 1: 4.48m x 2.97m (max) 12.45 m<sup>2</sup>  
 Bedroom 2: 3.00m x 2.50m 7.50 m<sup>2</sup>  
 Study: 1.95m x 1.82m 3.54m<sup>2</sup>  
 Bathroom: 2.50m x 1.93m 4.82m<sup>2</sup>

First Floor:  
 Bedroom 1: 4.54m x 2.97m (max) 11.85m<sup>2</sup>  
 Bedroom 2: 3.00m x 2.52m 7.56m<sup>2</sup>  
 Study: 1.95m x 1.82m 3.54m<sup>2</sup>  
 Bathroom: 2.52m x 1.93m 4.86m<sup>2</sup>



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