



**QUEEN EDITHS WAY, CAMBRIDGE, CB1**  
**£1,595,000**

**Carter Jonas**



# QUEEN EDITHS WAY, CAMBRIDGE. CB1

This individually designed two storey home occupies the corner plot of this stunning development. Nestled in amongst mature trees, and with substantial parking provision.

Upon entry is an impressive entrance hall with ample light flooding in from the skylight upstairs. The soft engineered oak flooring paired with carpets to bedrooms and stairs gives a warm but contemporary feel, and with underfloor heating throughout the entirety of the property there is a real sense of luxury.

The principle bedroom benefits from a dedicated dressing area with fitted wardrobes and an impressive en-suite which has a standalone bath and separate shower behind frosted glass pocket door. Two further bedrooms with generous fitted wardrobes to bedroom 2, plus a further family bathroom with separate bath and shower. There is also a dedicated utility room with sink, washing machine and tumble dryer.

The staircase to the first floor features oak handrail and glass balustrades and leads to a stunning open-plan living space with impressive high ceilings, stunning sky light, bio-ethanol fireplace and Velfac triple glazed sliding doors onto the rear garden. The high-quality kitchen has been designed by a local company and features a large central island with breakfast bar and storage underneath. Integrated appliances include dishwasher, American style fridge/freezer with ice and water dispenser, two slide and hide ovens, combi-oven, ceramic induction hob with additional gas burner, wine fridge and multi-function tap delivering boiling water on demand.

There is also a further double bedroom with en-suite to the first floor, ideal for a guest room or home office.

Outside, there is ample private parking and landscaped front garden, with a staircase providing access to the rear garden which has a generous porcelain tile patio.

## AMENITIES

- Exclusive and private development of just four homes
- Stunning open-plan living area with central bio-ethanol fireplace
- Natural light flooding in through floor to ceiling windows and sky light
- Outstanding specification throughout
- Smart home ready and wiring for solar panels
- Close proximity to Addenbrookes & Bio medical campus
- High specification kitchen by a local designer
- Generous bedrooms with built-in wardrobes to beds 1 & 2
- Built by a local developer
- 10 year warranty

**AN INDIVIDUALLY DESIGNED FOUR BEDROOM HOME ON THIS PRIVATE AWARD WINNING DEVELOPMENT, NESTLED AMONGST MATURE TREES AND OCCUPYING THE CORNER PLOT, AND WITH A GENEROUS GARDEN TO THE REAR.**



Classification L2 - Business Data







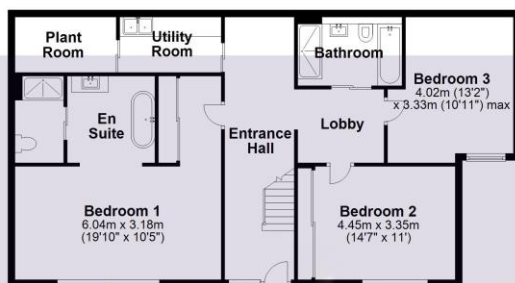


**Building Excellence  
AWARDS 2023**  
Regional Winner



### Ground Floor

Approx. 104.7 sq. metres (1127.2 sq. feet)



### First Floor

Approx. 115.2 sq. metres (1240.1 sq. feet)



Total area: approx. 219.9 sq. metres (2367.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



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