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BANNOLD ROAD

WATERBEACH

AN EXCLUSIVE DEVELOPMENT OF JUST FIVE  
3 AND 4 BEDROOM FAMILY HOMES IN A CENTRAL VILLAGE SETTING



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## BANNOLD ROAD

WATERBEACH

Bannold Road, Waterbeach is an exclusive development of just five 3 & 4 bedroom family homes. Carefully designed and executed to an exceptional standard throughout, these homes are well positioned in this highly desirable village.

Using air source heat pump technology, these contemporary homes have been designed with the future in mind.

# WATERBEACH



The popular village of Waterbeach lies just six miles north of the University City of Cambridge.

There are local stores and facilities in the village with supermarkets a short drive away and further extensive shopping and leisure facilities can be found in Cambridge.

Waterbeach railway station is close by with trains to Cambridge taking only a few minutes and direct services to London Kings Cross. The A10 is nearby for journeys into Cambridge, whilst also providing access to the A14 and M11. Bus services are also available serving the local areas. Waterbeach Community Primary School is situated in the High Street and further schools and colleges for all ages can be found in the surrounding area. The open spaces of Waterbeach Recreation Ground include a children's play area and sports pitches. The surrounding countryside offers a variety of walks, including footpaths along the River Cam with Milton Country Park to the south providing playgrounds and lakes together with a visitor centre and cafe.





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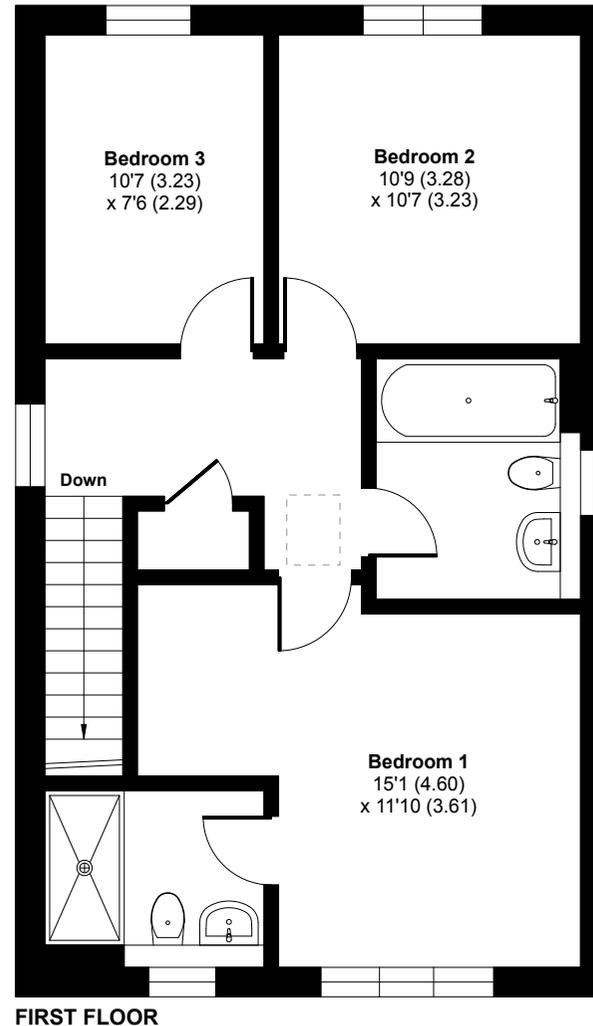
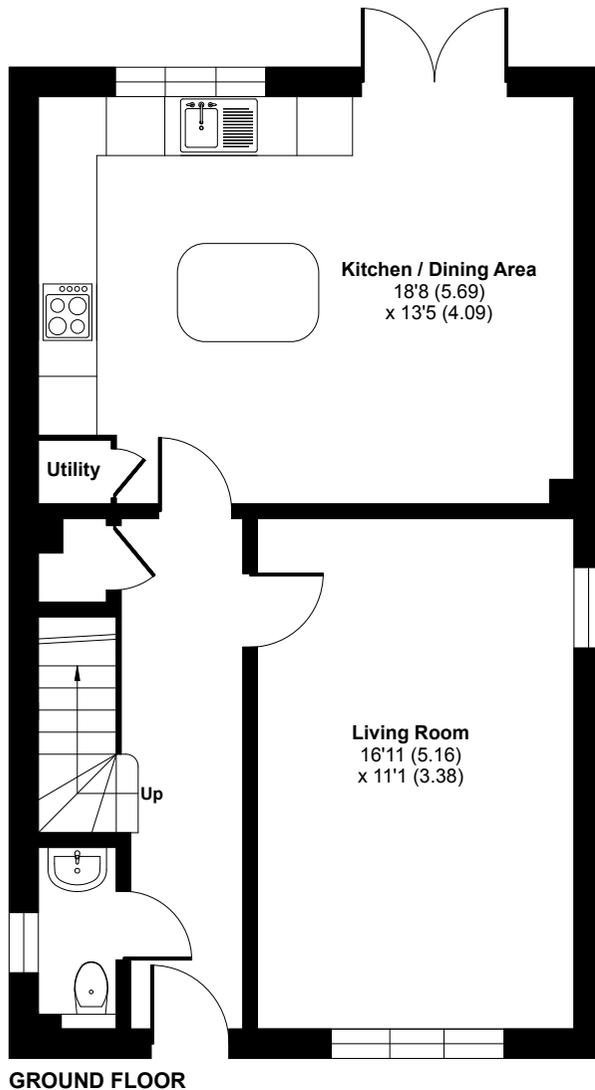
# PLOT 1

A generous 3 bedroom detached family home. Boasting an open plan kitchen/ dining room including an island and a master bedroom with en suite and space to create a dressing room. This plot includes parking for two cars and a private rear garden.

Approximate Area:  
1157 sq ft / 107.5 sq m  
(For identification only - Not to scale)



The Kitchen



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for My Audience. REF: 1078523





# PLOT 2/3

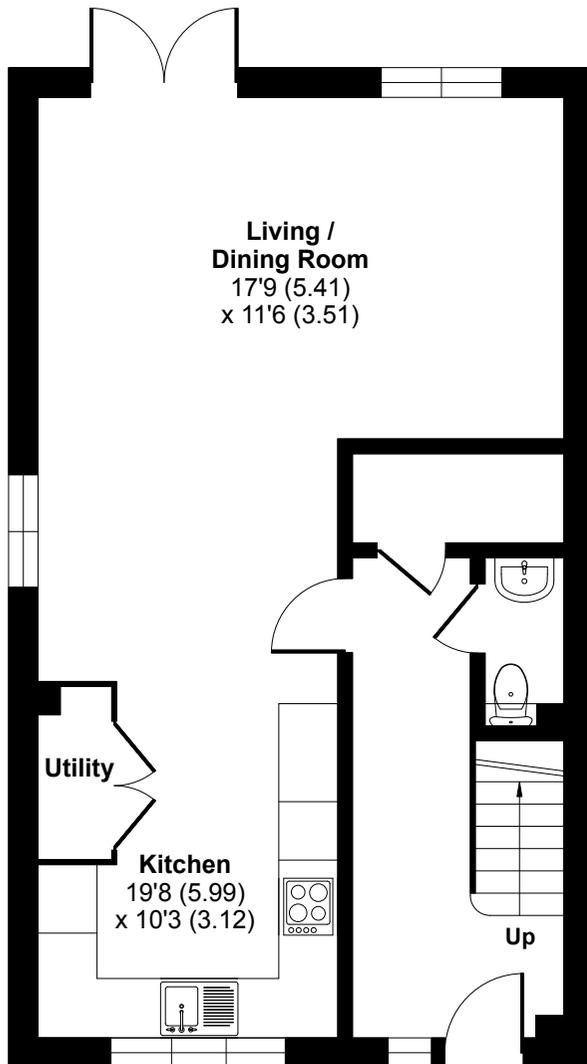
A marvellous 3 bedroom semi detached family home. Boasting an open plan ground floor and a master bedroom with en suite and space to create a dressing room. This plot includes parking for two cars and a private rear garden.

Note: Plot 2 shown, plot 3 handed.

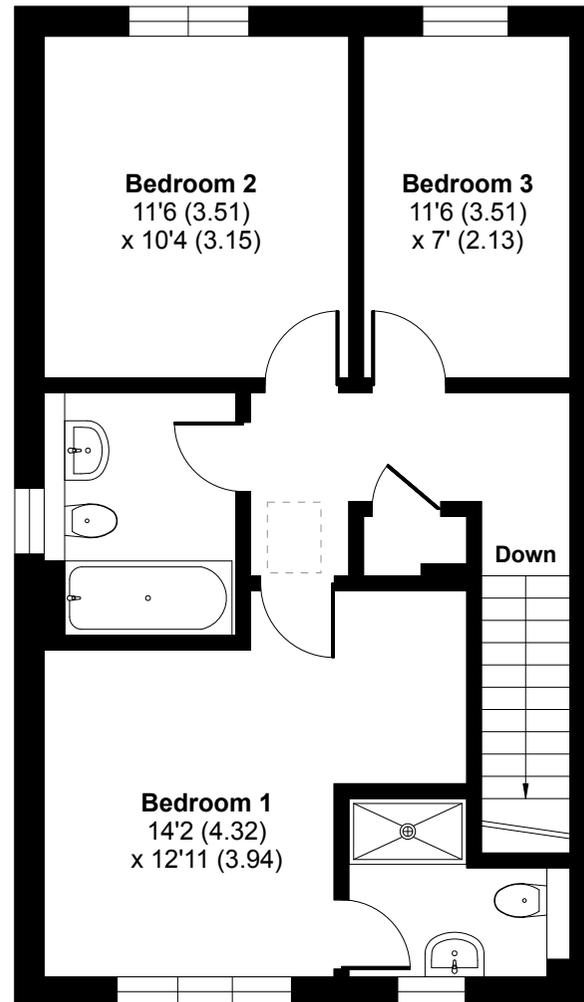
Approximate Area:  
1116 sq ft / 103.6 sq m  
(For identification only - Not to scale)



The Kitchen



GROUND FLOOR



FIRST FLOOR



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# PLOT 4/5

A wonderful 4 bedroom detached family home incorporating a flexible open plan living/dining/kitchen area including an island. The home also boasts a separate study and utility room. On the first floor are 4 generous bedrooms including an ensuite to the master bedroom and a wonderful family bathroom incorporating a bath and separate walk in shower. This plot includes a single garage, parking for two cars and a private rear garden.

Note: Plot 5 shown, plot 4 handed.

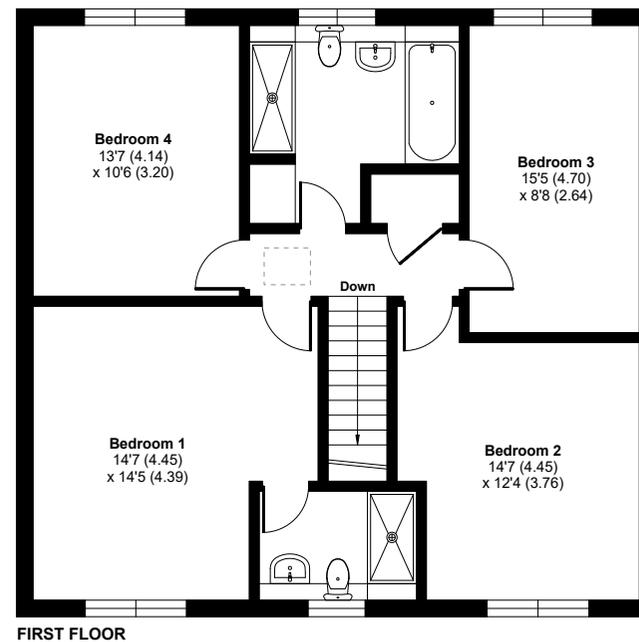
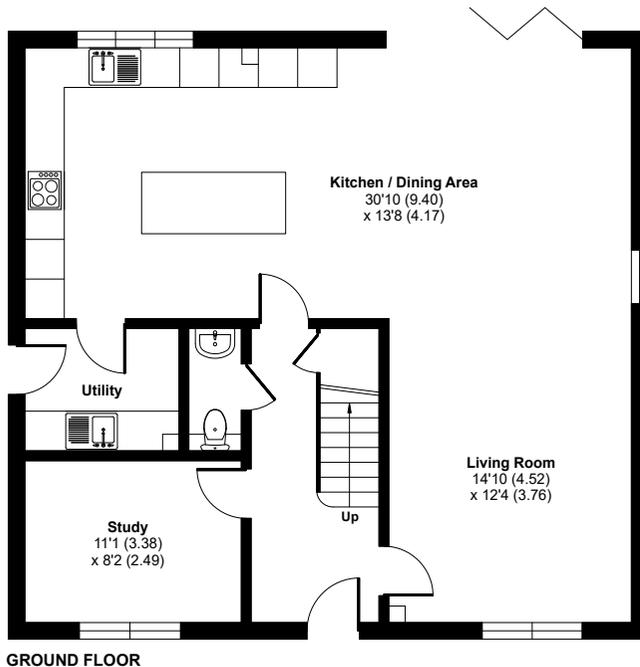
Approximate Area:

1788 sq ft / 166.1 sq m

(For identification only - Not to scale)



The Kitchen



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# SPECIFICATION

At Bannold Road we have worked hard to create quality homes of style and flexibility. Each property is equipped with fixtures and fittings which provide low-maintenance, leaving you to enjoy your new space. Every home benefits from highly efficient windows and doors which lead to generous, enclosed, private gardens. The elegant interiors are finished in neutral tones that complement the clean, modern lines of the fixtures and fittings.

*Example specification photos from a previous development:*



## KITCHEN/ UTILITY ROOM

- A range of high quality, built in Bosch appliances including a double oven to plots 1-3 and two single ovens to plots 4 & 5, ceramic induction hob, integrated fridge freezers and dish washer.
- Matt finish doors with soft close function and under cabinet lighting. Stainless steel sink with single lever mixer tap. Matching units to utility room where applicable with space for washer and dryer.
- Compact laminate worktops to plots 1, 2 & 3. Quartz work tops to kitchens in plots 4 & 5. Compact laminate to utility in plots 4 & 5.

## BATHROOMS AND EN-SUITES

- Contemporary bathrooms and en-suites with white sanitaryware and Hansgrohe taps.
- Full height ceramic wall tiling to showers, half height ceramic wall tiling behind toilets and wash hand basins.
- Pura drench rain showers with separate adjustable shower heads and baths with discrete fillers.
- Back to wall WC's with water efficient dual flushing systems.

## PLUMBING & HEATING

- Separately zoned underfloor heating to the ground floor with radiators and heated towel rails to the first floor.
- Efficient Air Source Heat Pumps to each property.
- Hot water cylinder with immersion heater.
- Central extract ventilation to each property with additional mechanical ventilation to bathrooms and en-suites.
- Outside tap.

## ELECTRICAL

- Points for TV provision to kitchen/dining area, living room, study (where applicable) and master bedrooms.
- LED downlighters to kitchen, dining, bathroom, en-suites, cloakroom and entrance hall with space for feature lighting to.
- Hardwired intruder and fire alarms with battery back up.
- Power and lighting to garage where applicable.
- External power socket to each garden.
- 7kW Electric car charging point.
- External lighting to each property.

## INTERNAL FINISHES

- Internal walls and ceilings painted matt white emulsion.
- Internal woodwork painted satin white.
- Ceramic tiling to first floor bathroom and ensuite floors.

## EXTERNAL

- Buff coloured paving to path and patio areas.
- Block setts to car parking areas.
- Turfed gardens.
- 10 year LABC warranty.



## SIMILAR DEVELOPMENTS

Artisan Homes is a division of Artisan (UK) Developments Ltd, working throughout East Anglia and the South-East of England to deliver homes of exceptional quality and style and are made up of a dedicated team of experienced professionals with expert knowledge, covering all aspects of the development process.



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## BANNOLD ROAD

WATERBEACH



Artisan  
Homes



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