



ROSEMARY ROAD

WATERBEACH • CAMBRIDGE



*For illustrative purposes only



ROSEMARY ROAD

An exclusive collection of nine contemporary new homes by well-regarded local developer Identified Developments Ltd; nicely situated and conveniently located in an established residential area close to the centre of this desirable Cambridgeshire village.

This impressive development offers a selection of quality 2, 3 and 4 bedroom homes, each built and finished to a high specification throughout. Built using carefully chosen materials to include Velfac windows and doors, brick and render elevations, and galvanized rainwater goods, as you approach the development the attention to detail speaks for itself. Internally, the houses each boast Nicholas Anthony kitchens with integrated appliances, underfloor heating to the ground floor, and luxuriously appointed bathrooms suites.

Waterbeach offers the best of both worlds – village living, with all the amenities of the city

almost on your doorstep. The village has a selection of local shops, pubs/restaurants and businesses ideal for day to day needs, along with a well-regarded primary school. Milton is a short drive away where there is a Tesco superstore.

The mainline train station in Waterbeach, around 0.5 miles from the development, provides regular rail services to Cambridge (from 7 mins) and London Kings Cross St Pancras (from 1 hour 6 mins). Trains also travel north from the village to Ely (10 mins) and Kings Lynn (47 mins). For the cyclist, there is a direct cycle route along the river Cam into Cambridge.

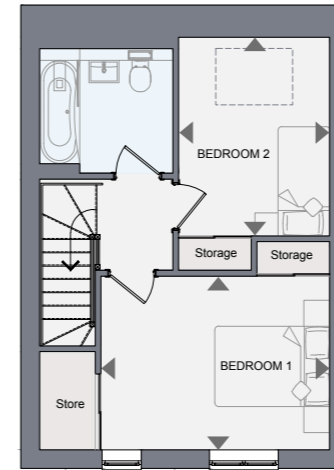
The A10 is close by offering direct access to the A14 and Cambridge city centre to the south and to Ely, just 11 miles to the north. The M11 motorway (junction 14) is approximately 7 miles away.



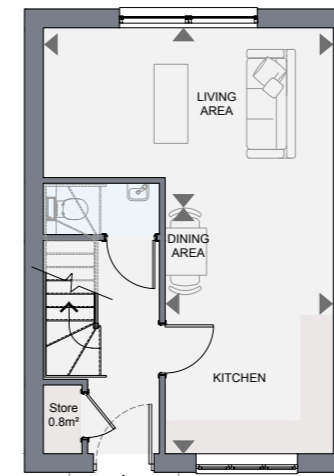
SITE PLAN



PLOT 1



FIRST FLOOR



GROUND FLOOR



| | |
|-----------------------|-------------------------------|
| LIVING ROOM | 16'6 X 11'10 5.06M X 3.38M |
| KITCHEN/DINING | 12'2 X 9'5 3.71M X 2.9M |
| BEDROOM 1 | 13 X 9'9 3.96M X 3.01M |
| BEDROOM 2 | 11'9 X 8'8 3.62M X 2.68M |

Gross Internal Area: 785 Sqft/72.6 sqm

Not to scale. All dimensions have been taken from architects drawings - please check on site

PLOT 1
 2 WHITEROD CLOSE, WATERBEACH
 CAMBRIDGE CB25 9GY



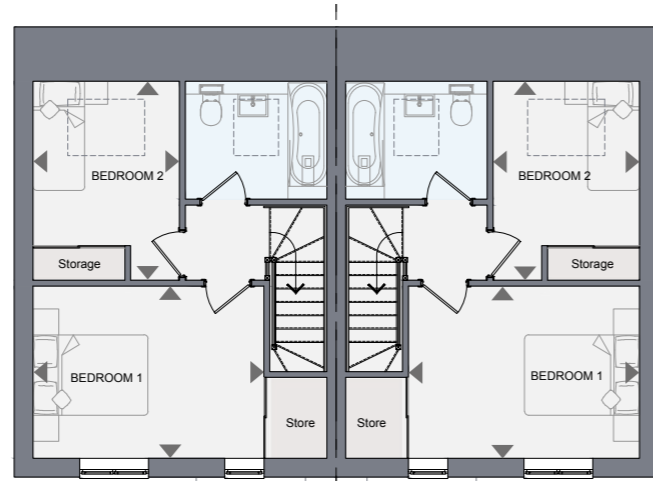
PLOTS 2-3



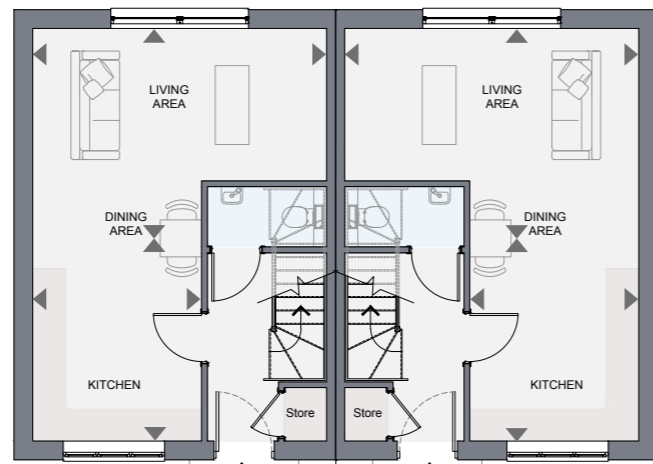
| | |
|-----------------------|------------------------------|
| LIVING ROOM | 16'7 X 11'2 5.09M X 3.41M |
| KITCHEN/DINING | 12'2 X 9'6 3.71M X 2.92M |
| BEDROOM 1 | 13'2 X 9'9 4.02M X 3.01M |
| BEDROOM 2 | 13'2 X 8'2 4.02M X 2.49M |

Gross Internal Area: 758 Sqft/70.4 sqm

Not to scale. All dimensions have been taken from architects drawings - please check on site



FIRST FLOOR



GROUND FLOOR

PLOT 2

4 WHITEROD CLOSE, WATERBEACH
CAMBRIDGE CB25 9GY

PLOT 3

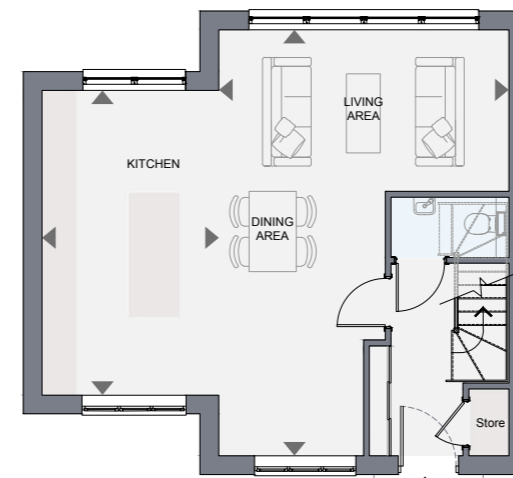
6 WHITEROD CLOSE, WATERBEACH
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PLOT 4



FIRST FLOOR



GROUND FLOOR

| | |
|----------------------|-------------------------------|
| LIVING/DINING | 23'9 X 16 7.28M X 4.87M |
| KITCHEN | 17'2 X 10'4 5.24M X 3.17M |
| BEDROOM 1 | 12'7 X 10'10 3.87M X 3.07M |
| BEDROOM 2 | 14'4 X 9'11 4.38M X 2.77M |
| BEDROOM 3 | 9'6 X 8'10 2.92M X 2.46M |

Gross Internal Area: 1,112 Sqft/103.3 sqm

Not to scale. All dimensions have been taken from architects drawings - please check on site

PLOT 4

8 WHITEROD CLOSE, WATERBEACH
CAMBRIDGE CB25 9GY



PLOTS 5-6



| | |
|----------------------|----------------------------------|
| LIVING/DINING | 16'5 X 15'11 5.02M X 4.60M |
| KITCHEN | 12'1 X 8'5 3.68M X 2.59M |
| BEDROOM 1 | 12'4 X 8'10 3.77M X 2.46M |
| BEDROOM 2 | 11'6 MAX X 8'11 3.53M X 2.47M |
| BEDROOM 3 | 11'5 X 6'7 3.50M X 2.04M |

Gross Internal Area: 921 Sqft/85.6 sqm

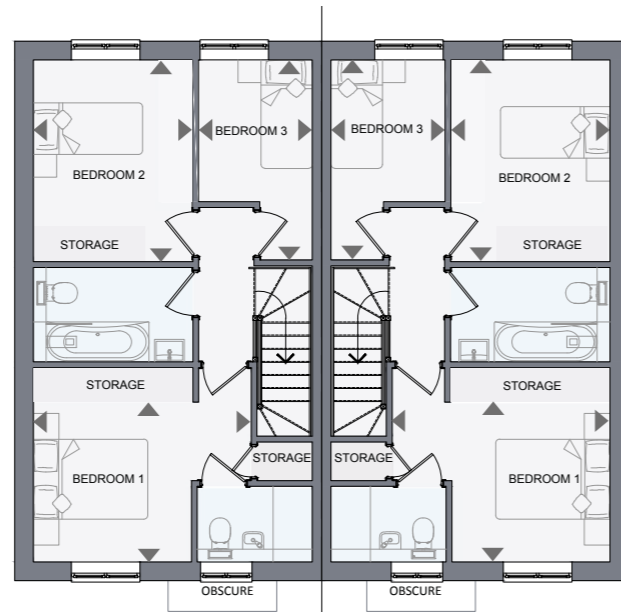
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PLOT 5

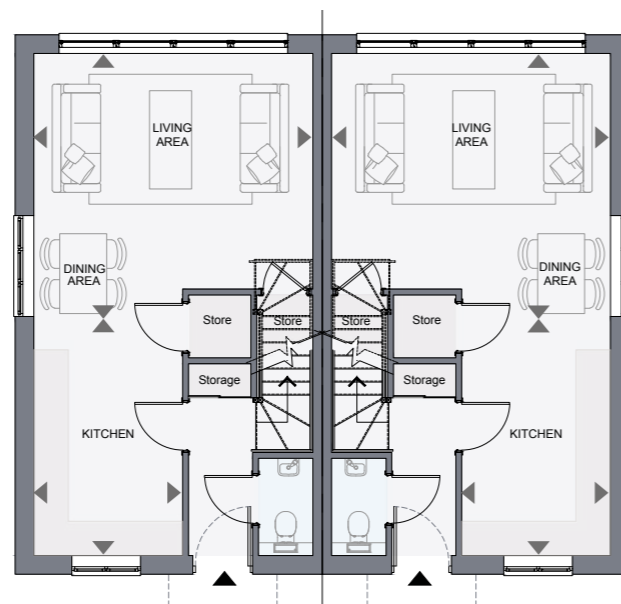
9 WHITEROD CLOSE, WATERBEACH
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PLOT 6

7 WHITEROD CLOSE, WATERBEACH
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FIRST FLOOR



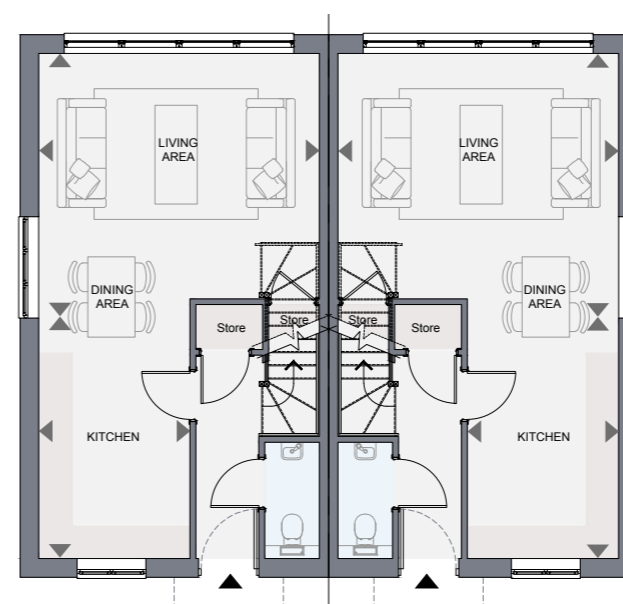
GROUND FLOOR



SECOND FLOOR



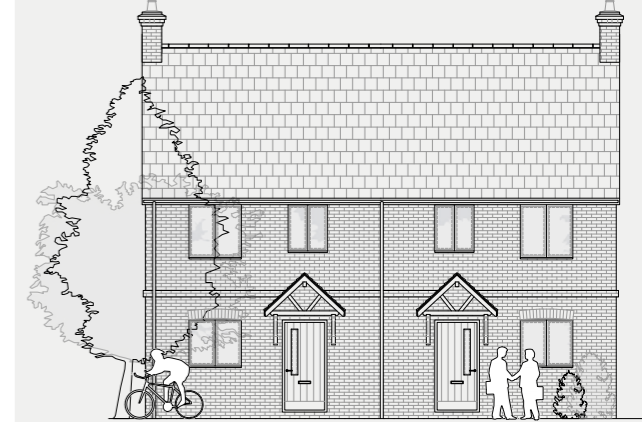
FIRST FLOOR



GROUND FLOOR



PLOTS 7-8



| | |
|----------------------|-------------------------------|
| LIVING/DINING | 16'5 X 15'11 5.02M X 4.60M |
| KITCHEN | 12'1 X 8'5 3.68M X 2.59M |
| BEDROOM 1 | 14'3 X 10'3 4.35M X 3.13M |
| BEDROOM 2 | 11'8 X 8'10 3.59M X 2.46M |
| BEDROOM 3 | 12'1 X 12'4 3.68M X 3.77M |

Gross Internal Area: 1,137 Sqft/105.6 sqm

Not to scale. All dimensions have been taken from architects drawings - please check on site

PLOT 7

5 WHITEROD CLOSE, WATERBEACH
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PLOT 8

3 WHITEROD CLOSE, WATERBEACH
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PLOT 9



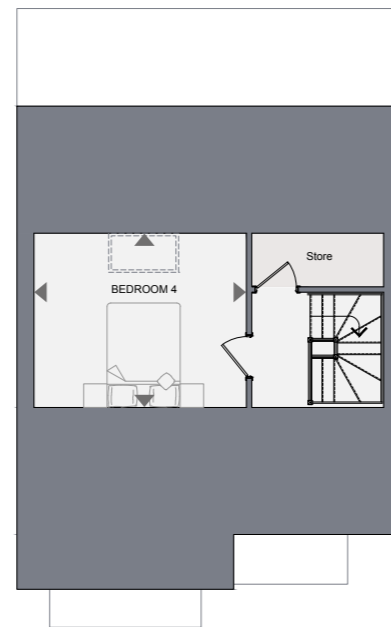
| | |
|-----------------------|------------------------------|
| LIVING ROOM | 13'4 X 12'3 4.08M X 3.74M |
| KITCHEN/DINING | 22' X 16'4 6.7M X 4.99M |
| UTILITY ROOM | 12'3 X 5'9 3.74M X 1.79M |
| BED 1 | 12'3 X 11'5 3.74M X 3.5M |
| BED 2 | 11'10 X 10' 3.38M X 3.04M |
| BED 3 | 10' X 9'10 3.04M X 2.77M |
| BEDROOM 4 | 13'6 X 9'9 4.14M X 3.01M |

Gross Internal Area: 147.7 sqm/1,589 Sqft

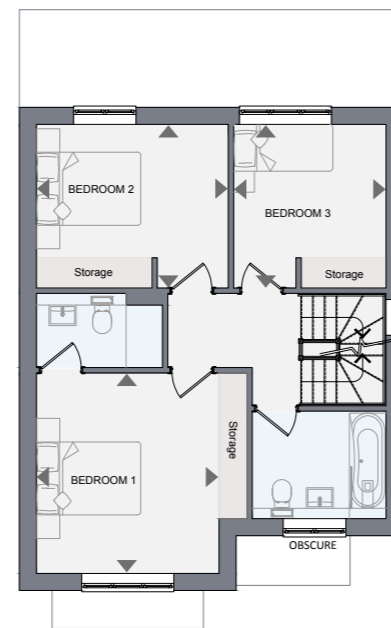
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PLOT 9

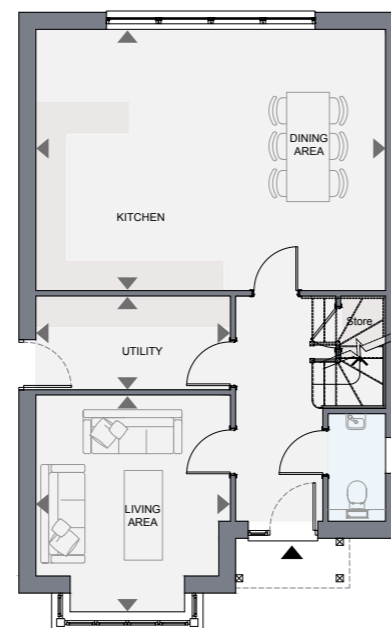
1 WHITEROD CLOSE, WATERBEACH
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

CONSTRUCTION AND EXTERNAL FINISHES

- Traditional block cavity construction
- Monocouche render and brick elevations
- High performance Velfac aluminium powder coated windows and doors

KITCHEN FITTING

- Contemporary kitchen units
- Laminate work surfaces
- Stainless steel sink
- Integrated electric fan assisted oven
- Induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Wood effect tile flooring

HEATING AND WATER SYSTEM

- Underfloor heating to ground floor with independent zoned thermostat's
- Radiators to first floor
- Chrome ladder style towel rails to bath and shower rooms
- High efficiency wall hung combination boiler to plots 1, 2 and 3
- Condensing boiler with pressurised Megaflo water system to plots 4 - 9

BATHROOM, EN-SUITES AND CLOAKROOMS

- Contemporary white Porcelanosa sanitaryware
- Chrome mixer taps and shower fittings
- Heated chrome towel rails
- Tiled floor
- Fully tiled walls

ELECTRICAL

- Television points to reception rooms and bedrooms
- LED down lighters to kitchen, living rooms and bathrooms
- Pendants to all other rooms
- External lights to front and rear
- Wired smoke alarms

INTERNAL FINISHES

- White painted internal contemporary style doors with chrome ironmongery
- Bi-fold doors (plot specific)
- Bespoke staircase



SPECIFICATION

FLOORING

- Wood effect tile flooring to ground floor
- Tiled floor to bath/shower rooms
- Carpet to remaining rooms

LANDSCAPING

- Granite paving to patios and paths
- Block paved driveways
- Soft and hard landscaping to gardens
- 1.8 close boarded fencing to rear gardens (plot specific)
- Tarmac finish to roadway

ACCESS ROAD

Whiterod Close is a private road which will be owned jointly by the nine houses, by way of a management company. Each buyer will be liable for an annual estate charge. Please ask for further details to cover the future cost of the repair, and maintenance.

PROPERTY DETAILS

- Warranty: 10 year LABC warranty
- Tenure: Freehold

SERVICES

Mains gas, water, electric and drainage are connected. Virgin cable ducting to each plot.

LOCAL AUTHORITY

South Cambridgeshire District Council.

FIXTURES AND FITTINGS

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

EXTERNAL IMAGES

All external images used in this brochure are CGI's, intended for illustrative purposes only and therefore materials and finishes may vary. Please check with selling agent to confirm before reserving.

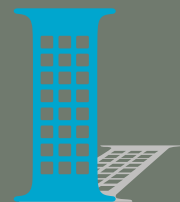


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IDENTIFIED
DEVELOPMENTS

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