

Main Street, Highfields Caldecote



CB23 TEZ



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Location

Highfields Caldecote derives its name from the two parishes that make up the combined village which is located approximately 7 miles west of Cambridge and is situated off the A428 Bedford Road. Its fitting location allows easy access to the City of Cambridge, M11, A1 and A14. Within Caldecote is a primary school and Parish Church. A wider range of facilities are available in nearby village Cambourne (3 miles) including a Morrisons supermarket, doctors' surgery, day care nursery and hotel. The village is surrounded by open countryside over which there are many fine walks, with Bourn and Comberton Golf Clubs about 2 miles away.

The Development

Main Street is a select development situated off Highfields Road near the centre of the village built by highly regarded developer Wheatley Homes. Offering a selection of four open-market four-bedroom detached houses each built and finished to a high quality with modern day living in mind, these houses are suited to create a real family atmosphere. The accommodation downstairs will include a kitchen / breakfast room, living room, dining room and a study. Whilst upstairs there is a master bedroom with en-suite facilities, 3 further bedrooms and a luxury family bathroom. To the front of the property each house has off-road parking, and a single garage with a landscaped and turfed garden with barked flower beds to the rear.

The Developer

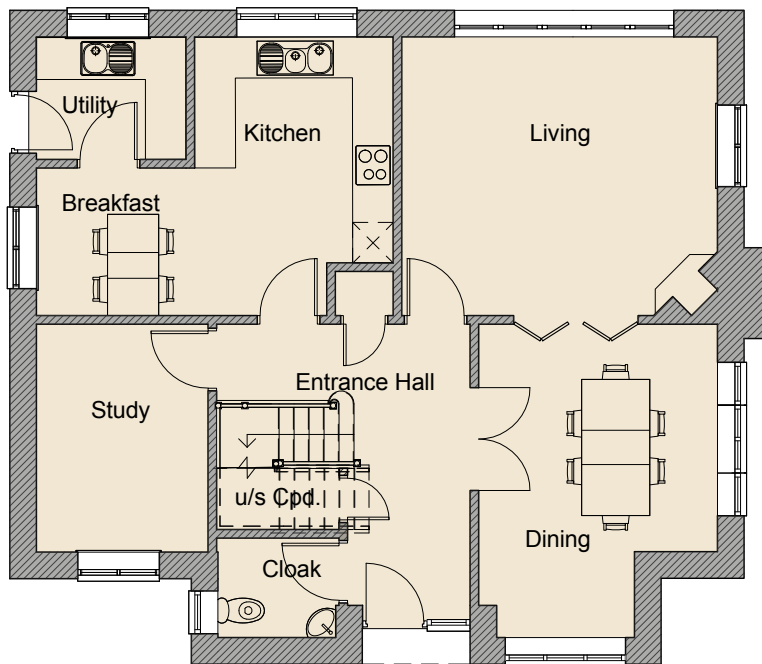
With over 85 years' experience of house building and a reputation of combining honest craftsmanship with modern day technology, Wheatley Homes are committed to a policy of continual improvement in design, construction and specification to provide a quality living environment for the discerning buyer.



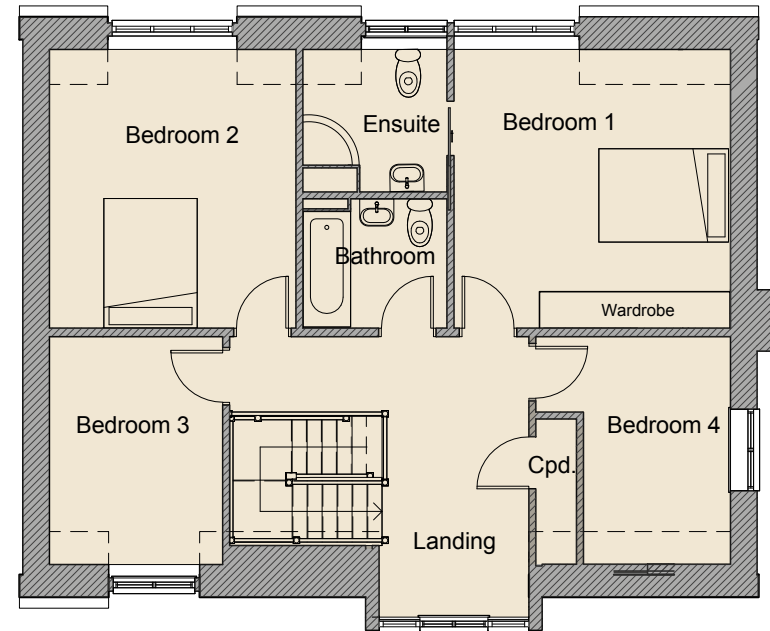
Plot 1



Ground Floor



First Floor



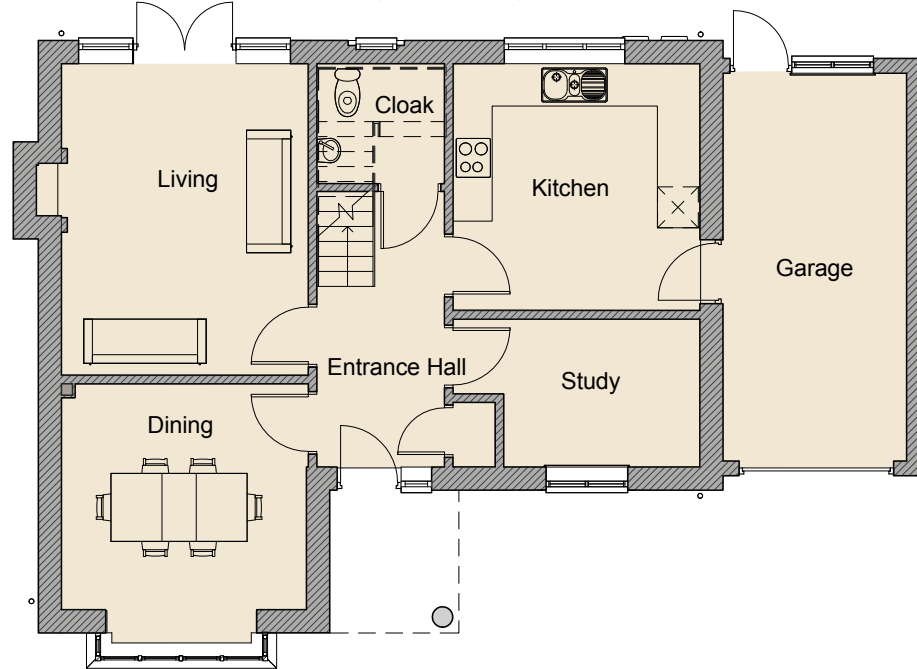
	m	ft		m	ft
Kitchen/Breakfast	5.21m x 4.11m (max)	17'1 x 13'5 (max)	Bedroom 1	4.11m x 4.08m	13'5 x 13'4
Dining Room	4.63m x 3.47m (max)	15'2 x 11'4 (max)	Bedroom 2	4.11m x 3.63m	13'5 x 11'9
Living Room	4.66m x 4.08m	15'3 x 13'4	Bedroom 3	3.35m x 2.38m	11 x 7'8
Utility Room	2.19m x 1.86m	7'2 x 6'1	Bedroom 4	3.38m x 1.86m	11'1 x 6'11
Study	3.08m x 2.35m	10'11 x 7'7			

Plans are not to scale. Measurements are taken from architects plans and may vary from as-built sizes

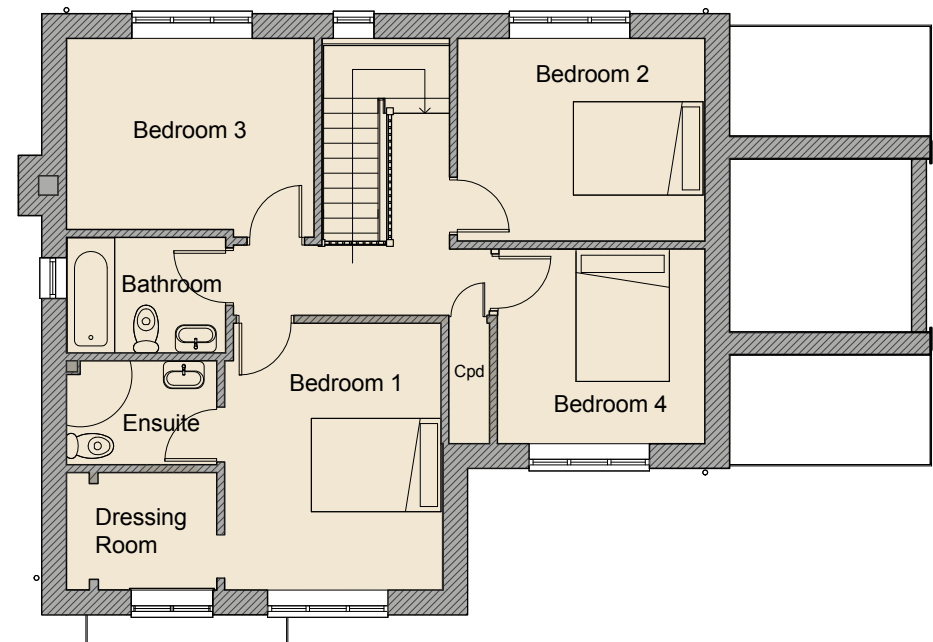
Plots 5 & 6



Ground Floor



First Floor



	m	ft
Kitchen	3.68m x 3.47m	12'1 x 11'4
Dining Room	3.84m x 3.59m	12'6 x 11'8
Living Room	4.63m x 3.59m	15'2 x 11'8
Study	2.47m x 1.86m	8'11 x 6'11

	m	ft
Bedroom 1	3.74m x 3.32m	12'3 x 10'9
Bedroom 2	3.50m x 2.77m	11'5 x 9'11
Bedroom 3	3.62m x 2.62m	11'9 x 8'6
Bedroom 4	2.80m x 2.46m	9'2 x 8'10

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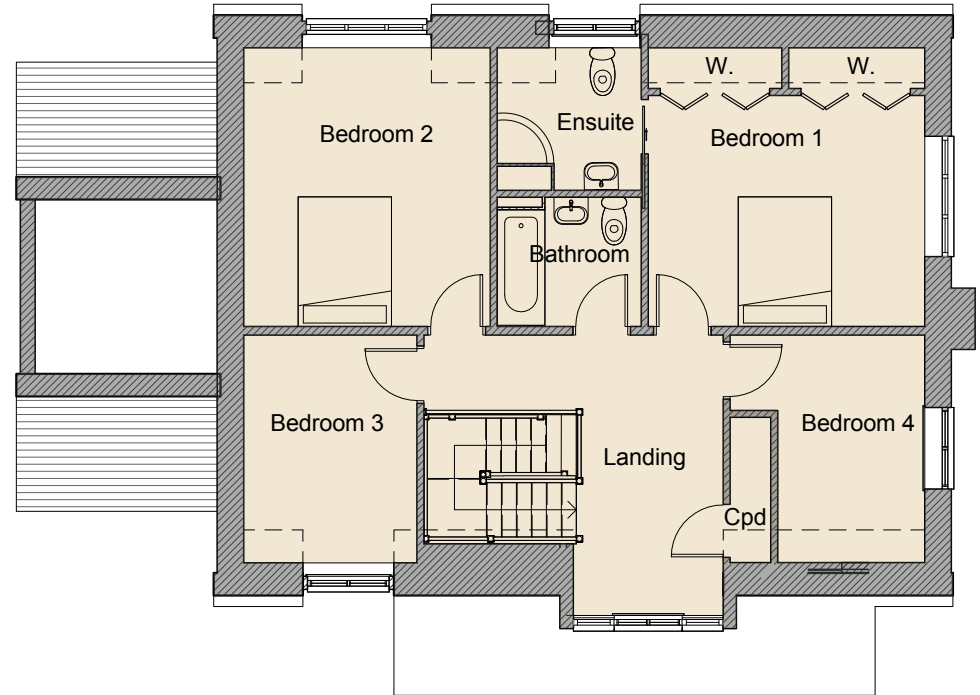
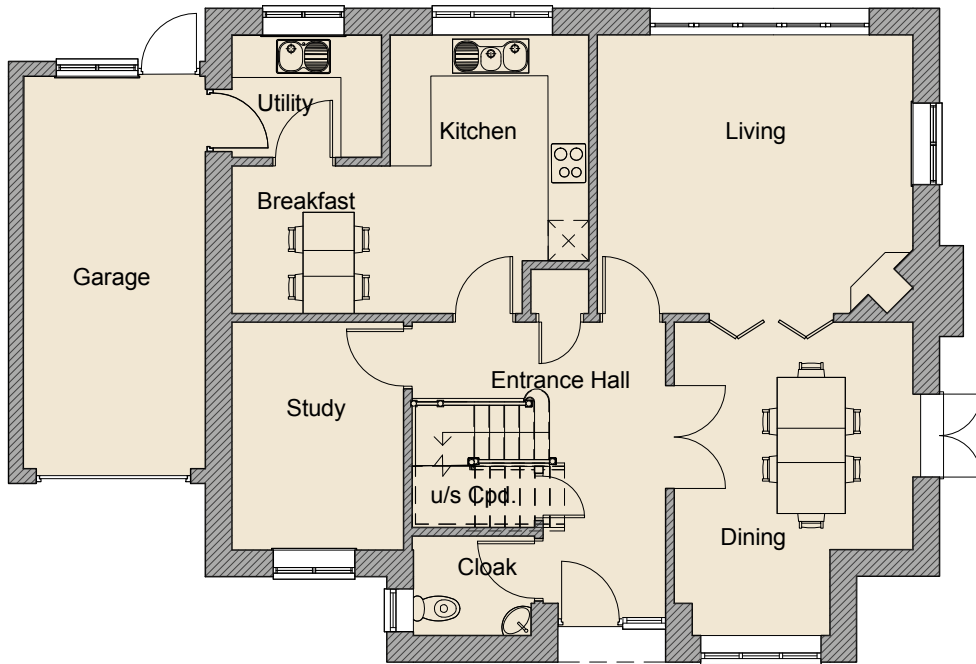
Plot 7



Ground Floor



First Floor



	m	ft		m	ft
Kitchen/Breakfast	5.24m x 4.11m (max)	17'2 x 13'5 (max)	Bedroom 1	4.11m x 4.08m (max)	13'5 x 13'4 (max)
Dining Room	4.63m x 4.11m (max)	15'2 x 13'5 (max)	Bedroom 2	4.11m x 3.62m	13'5 x 11'9
Living Room	4.57m x 3.47m	15' x 11'4	Bedroom 3	3.07m x 2.16m	10'10 x 7'10
Utility Room	2.19m x 1.85m	7'2 x 6'1	Bedroom 4	3.35m x 2.13m	11' x 7'
Study	3.08m x 2.16m	10'11 x 7'10			

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Site plan



Specification

Kitchen

- Quality fitted kitchen with a selection of built in appliances
- Matching worktop upstands
- 1 ½ bowl stainless steel sink with chrome Monoblock mixer tap
- Neff stainless steel electric double oven
- Neff 5 ring gas hob
- Contemporary built in 700 extractor hood
- Hotpoint fridge/ freezer
- Hotpoint washer / dryer (Plots 5/6)
- Worktop downlighters
- Dishwasher

Utility Room (Plot 1 & 7)

- Hotpoint washing machine
- Hotpoint tumble dryer
- S.S single bowl sink with Monoblock mix

Bathroom/Shower Rooms

- White ideal standard 'Concept' sanitaryware
- Fitted vanity units
- Recessed ceiling downlighting
- Ceramic tiled floor and half tiled walls
- Chrome heated towel rails
- Shaver socket

Heating

- Gas central heating
- Individual thermostatic controls to most radiators (to most rooms)
- Megaflow hot water tank

Electrical

- Smoke detector
- BT points to living room, kitchen and study
- T.V points to living, kitchen, family room and bedrooms
- SKY Q to living room
- Pendant fittings to principal rooms
- Downlighters to kitchen and bathrooms
- NSI Honeywell wireless alarm
- WIFI upgrade available – details upon request
- Outside lighting to front and side

Internal Finishes

- Fitted carpets throughout
- Tiled flooring to kitchen and bathrooms
- Painted timber staircase with oak handrail and newel caps
- White 5 panel doors with chrome door handles
- Fitted wardrobes to bedroom 1

External

- Brick and "HardiePlank" elevations
- Tiled roofs
- PVC-u double-glazed windows
- PVC-u fascia and soffits
- Wood effect front doors
- Landscaped and turfed garden with barked flower beds (Front gardens only)
- Outside tap
- Outside socket
- Off-road parking
- Garage with remote controllers and up + over doors

Warranty

- NHBC 10-year Buildmark Warranty

Tenure

- Freehold – A resident's management company will oversee the maintenance of the estate road
- Service charge of £150 pa (estimated) will be payable

Wheatley

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