

# Plot 1 & 4 - The Specification

## External Features

- External taps (front & rear)
- Designer rear garden with landscaping, decking, pergola and patio
- Landscaped front gardens, paved paths and driveway for 2 cars
- External feature and garden lighting
- Farrow and Ball finished, double glazed, bi-fold doors to the kitchen opening to the garden; multi-point security locks and brushed chrome effect fittings
- Farrow and Ball finished double glazed windows with brushed chrome effect fittings
- Solid green oak porticos

## Internal Features

- Fully integrated home automation controlled lighting internally and externally
- Home automation controlled smoke detectors
- Ceramic tiling to ground floors
- Oak internal doors with brushed chrome fittings
- Fitted storage to bedrooms
- Home automation controlled security alarm system

- Telephone and home automation linked media points
- Walls and ceilings skimmed and painted
- Oak/glazed staircases
- Vaulted ceilings
- Oak feature beams

## Kitchen/Utility Features

- Fully fitted soft-close storage units with Grey Crystal Minerva Quartz worksurfaces to the kitchen
- Fully fitted soft-close storage units with Grey Crystal Minerva Quartz worksurfaces to the utility room
- Double bowl sinks with designer mixer tap to the kitchen and large single bowl to the utility
- Digital integrated appliances to include convection oven, microwave, extractor, dishwasher, fridge/freezer, induction hob and washer/dryer to utility
- RGB over counter mood lighting to kitchen
- Central heating & hot water
- Underfloor heating to ground floor
- Waste water heat recovery system
- Home automation controlled and zoned heating and hot water system

## Bathroom & En Suite Features

- Wet rooms with rain showers throughout with full ceramic tiling to walls and floors
- Fully finished solid Ash bathroom furniture with Minerva Carerra white Marble effect counter tops
- Wall mounted waterfall basin and bath taps
- His & Hers showers and basins to en suite
- Extractor fans
- Shaver points
- Designer heated towel rails
- White bathroom suite including back-to-wall baths and wall mounted waterfall basin and bath taps
- Minerva Carerra white Marble effect counter tops to cloakrooms with free-standing basins and wall mounted taps

## Central Heating

- Gas controlled underfloor heating to the ground floor
- Gas fired central heating to the first floor

Please note: Specification is correct at time of printing. We reserve the right to change or substitute items for an alternative of the same or better quality.



Ivatt Street, Cottenham



**Ivatt Street** is a select development of four, individually designed, family homes situated on a private road with impressive views over open countryside, located within a central village setting.

**Cottenham** is a large and thriving village, located approximately 7 miles north of Cambridge City Centre, with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store and Pharmacy, two Doctor's Surgeries, a Dental Surgery, Veterinarian, Library, Builders Merchant, Primary School with Secondary School Education at Cottenham Village College, a Church, Community Centre and many Public Houses/Restaurants, as well as a Point-to-Point Racecourse. Cambridge is easily accessible and the A14 provides access to the M11/A1 road networks.

Built to a traditional style, using carefully chosen materials to blend with the surroundings, these high quality three bedroom homes offer well proportioned accommodation set over two floors.

Each property includes a luxury kitchen with integrated appliances, spacious sitting room and formal dining room. Upstairs the properties further benefit from his-and-hers showers to the en suite and family bathroom.

Outside, the properties enjoy a private driveway providing off-road parking. To the rear, the plots each offer generous sized landscaped gardens with rural views.

**Confidence Guaranteed:** One of the many benefits of purchasing a new build home from the Aspire Property Group is the peace of mind, which comes with the protection of BLP Warranty.



Ivatt Street

For more information, or to arrange a viewing, contact the selling agents:

T: 01223 470099 or E: [histon@tuckergardner.com](mailto:histon@tuckergardner.com)

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#### Ground Floor

Kitchen/Dining Room: 3.42m x 6.25m (11'3" x 20'6")

Utility Room: 3.42m x 1.82m (11'3" x 5'97")

Sitting Room: 3.84m x 4.00m (12'7" x 13'1")

#### First Floor

Bedroom 1: 3.85m x 4.00m (12'8" x 13'1")

Bedroom 2: 3.42m x 2.95m (11'3" x 9'8")

Bedroom 3: 4.15m max x 2.86m (13'7" x 9'5")

Bathroom: 3.10m max x 2.65m (10'2" x 8'8")

Plot 4 is handed



The Aspire Brand was established by founder Oliver Lines in 2005 to serve as an umbrella for a number of trading operations within the property sector. The Aspire Brand represents high standards, innovative products and services, unique and desirable homes, efficient systems and a strong sense of integrity, in both in our business to business and customer facing interactions.

The Aspire Group currently has four main functions and operational arms. Aspire Construction - a contract construction business that also acts as the Primary contractor for our Property Development Operations. Aspire Investments - acquisition and development of a portfolio of residential property within the Private Rental Sector. Aspire Aparthotels - offering Serviced Accommodation to Business and Leisure travellers. Aspire Developments - speculative property development specialising in the construction of bespoke high end residential new homes.

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