

Plot 2 & 3 - 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 4 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 staircase
- 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
- Extractor fans
- Shaver points
- Designer heated towel rails
- White bathroom suite including 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 and second 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 5 bedroom homes offer well proportioned accommodation set over three floors.

Each property includes a luxury kitchen with integrated appliances, spacious sitting room and formal dining room. Upstairs the properties further benefit from en suite shower room 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.



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

T: 01223 470099 or E: histon@tuckergardner.com

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Ground Floor

Kitchen/Dining Room: 3.75m x 6.35m (12'4" x 20'10")

Utility Room: 1.88m x 2.95m (6'2" x 9'8")

Sitting Room: 3.80m x 4.00m (12'6" x 13'1")

First Floor

Bedroom 1: 3.08m x 4.00m (10'1" x 13'1")

Bedroom 4: 3.78m x 3.38m (12'5" x 11'1")

Bedroom 5: 3.78m x 2.86m (12'5" x 9'5")

Bathroom: 2.56m x 2.15m (8'5" x 7'1")

Second Floor

Bedroom 2: 3.76m x 3.56m (12'4" x 11'8")

Bedroom 3: 4.32m max x 3.56m (14'2" x 11'8")

Plot 3 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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