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 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.

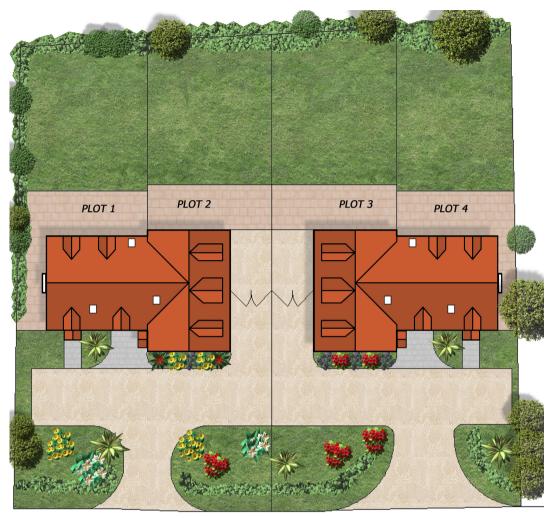
Built to a traditional style, using carefully chosen materials to blend with the surroundings, these high quality 5 bedroom homes offer well proportioned accommodation set over three floors.

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 offroad 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

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- 3. Prospective purchasers should discuss any personal issues/expectations that they may have in relation to a new property with the agent in order to avoid arranging unsuitable viewings.



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.

