



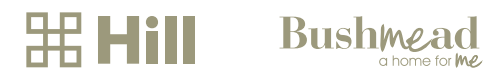
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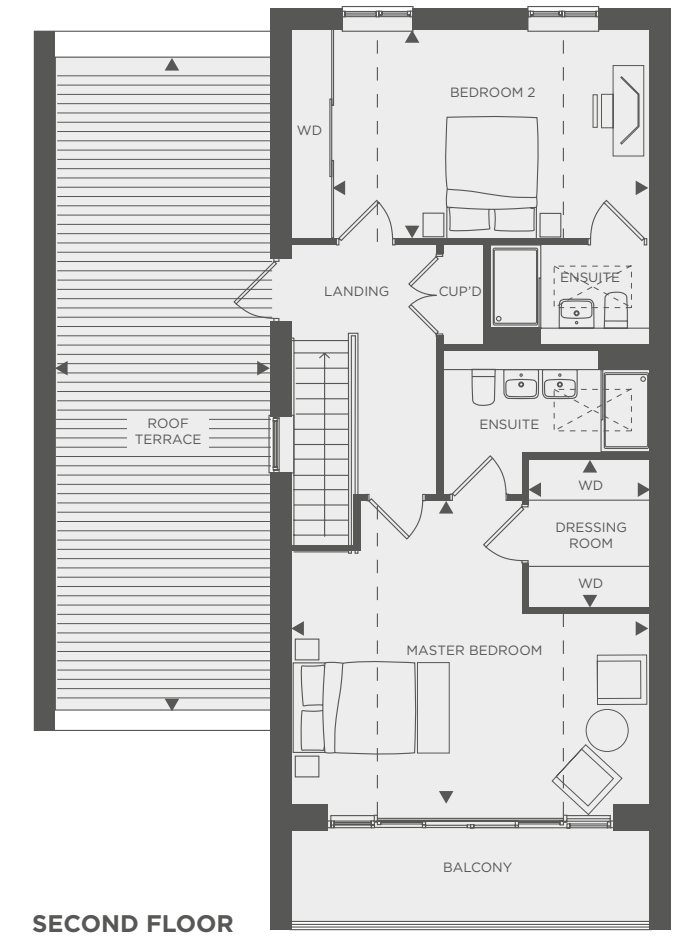
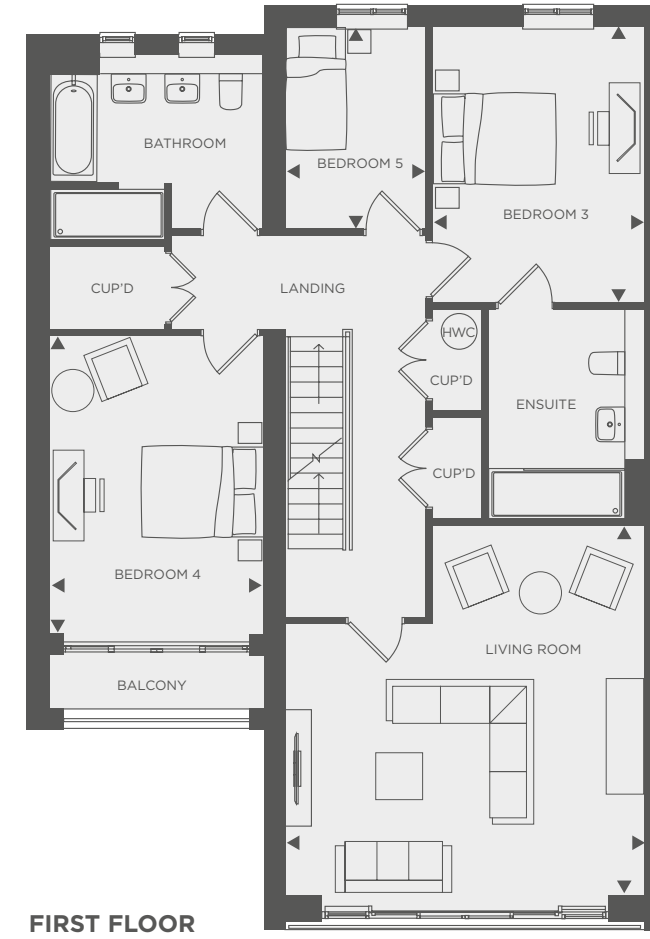
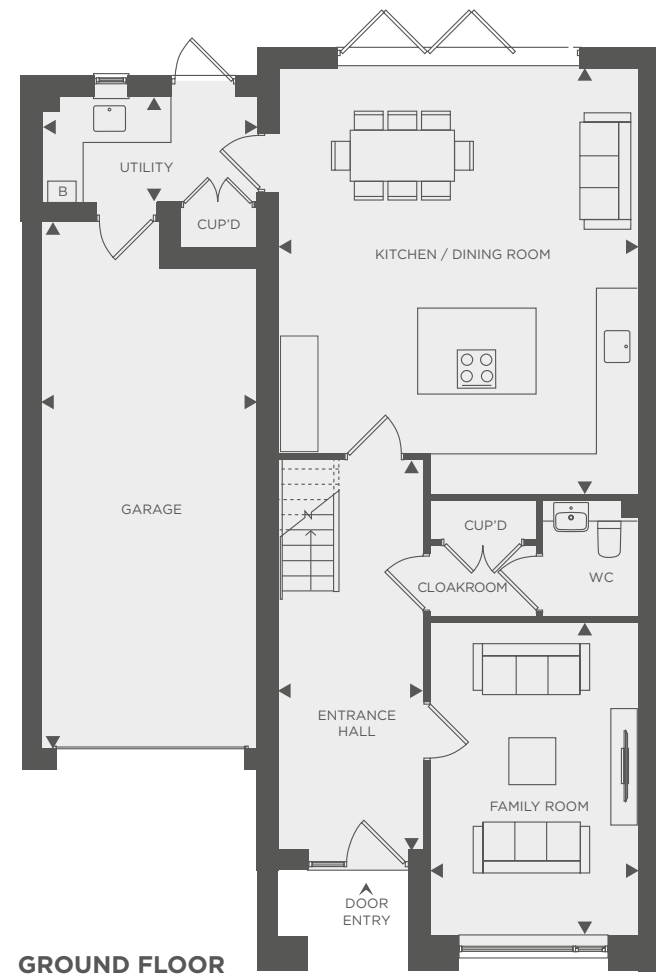


Development of the Year

This brochure, and the description and measurements herein, do not form any part of a contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. Imperial measurements are for guidance purposes only. Maximum room dimensions are shown and are measured to include items such as kitchen units and are measured to a minimum ceiling height of 1500mm. The information and imagery contained in this brochure is for guidance purposes only and does not constitute a contract, part of contract or warranty. Images of the Ninewells properties are computer generated and the landscaping may have been enhanced. DESIGN AND PRODUCTION DS.EMOTION MARCH 2017_2443

THE JEEVES
PLOTS 31, 32, 46-50 & 65
(122, 124, 86, 88, 90, 92, 94 & 72 KNIGHTLY AVENUE)





Ninewells is a prestigious collection of high-specification family homes in Cambridge, set in a beautifully natural environment and created around panoramic views of the countryside beyond. These exceptional, five-bedroom terraced townhouses are precisely designed to accommodate today's lifestyle needs.

The living spaces are bright, spacious and feature high-specification fittings and finishes. The large attached garage, paved driveway and generous garden complete the picture of a perfect contemporary family home. These stunning three-storey properties also incorporate some special architectural features, including two-tone brickwork, feature cladding and a smart brise soleil screen that shields your home from unwanted heat gain.

The ground floor is the active hub of the home. A wide entrance hall leads you past a family room and cloakroom and through to a sensational open-plan kitchen and dining space. From here large bi-fold doors open out into the garden, providing an uninterrupted connection between indoors and outdoors. It's a dream

come true for those picturing an alfresco lifestyle. The kitchen is an exquisitely crafted space, featuring superior Silestone worktops and premium brand appliances.

To make the most of Ninewells' delightful views, the main, everyday living space is located on the first floor and benefits from full-width southwest-facing windows with a Juliet balcony. Also on this level are three bedrooms (one with an en-suite and one with a balcony) and an exquisite family bathroom.

On the top floor, you'll find the impressive master bedroom, with a stunning en-suite and separate dressing room. Its huge windows and fully accessible balcony are a real treat. This floor gives a real sense of space, thanks to its vaulted ceilings. If all this wasn't enough it also provides access to a wonderful roof terrace - your private elevated outdoor room, overlooking the lovely communal gardens and beautiful Cambridgeshire countryside.

Plots 31, 32, 46 - 50 & 65 (122, 124, 86, 88, 90, 92, 94 & 72 Knightly Avenue) are all Elite Specification. Please see Ninewells host brochure for full specification.

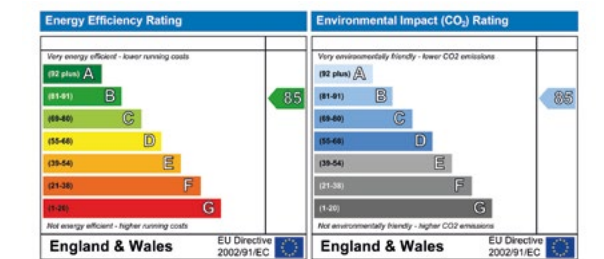


GROUND FLOOR	M	FT
Kitchen / Dining Room	5.65 x 6.70	18'5" x 22'0"
Family Room	3.25 x 4.90	10'6" x 16'0"
Utility	3.35 x 1.65	11'0" x 5'4"
Garage	3.35 x 8.25	11'0" x 27'1"

FIRST FLOOR	M	FT
Bedroom 3	3.35 x 4.35	11'0" x 14'3"
Bedroom 4	3.35 x 4.70	11'0" x 15'4"
Bedroom 5	2.20 x 3.25	7'2" x 10'7"
Living Room	5.65 x 5.80	18'5" x 19'0"

SECOND FLOOR	M	FT
Master Bedroom	5.65 x 4.75	18'5" x 15'6"
Dressing Room	1.90 x 2.30	6'2" x 7'5"
Bedroom 2	5.65 x 3.30	18'5" x 10'8"
Roof Terrace	3.35 x 10.20	11'0" x 33'5"

Predictive Energy Assessment for The Jeeves, Plots 31, 32, 46 - 50 & 65 (122, 124, 86, 88, 90, 92, 94 & 72 Knightly Avenue) as an average across all houses.



Energy performance has been assessed using the SAP 2009 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

