



STYLISH CITY HOMES  
SET AGAINST A  
BEAUTIFUL NATURAL  
ENVIRONMENT



■ Homes available through BPHA/Bell Language School

● Plot 33 (No. 126 Knightly Avenue)



Computer generated image of The James, plot 33 (126 Knightly Avenue).

NINEWELLS  
CAMBRIDGE

NINEWELLS-CAMBRIDGE.CO.UK

NINEWELLS  
CAMBRIDGE

**Hill** **Bushmead**  
a home for me

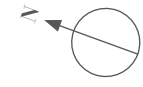


Development of the Year

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 JAMES  
PLOT 33  
(126 KNIGHTLY AVENUE)





**GROUND FLOOR**

Ninewells is an inspired collection of outstanding contemporary family homes in a safe and sustainable community where families flourish and people bond with nature. This distinctive, three-storey four-double-bedroom house is an exceptional example of the Ninewells vision. Its privileged position on this prime corner plot offers views of one of the many open green spaces that Ninewells is famed for.

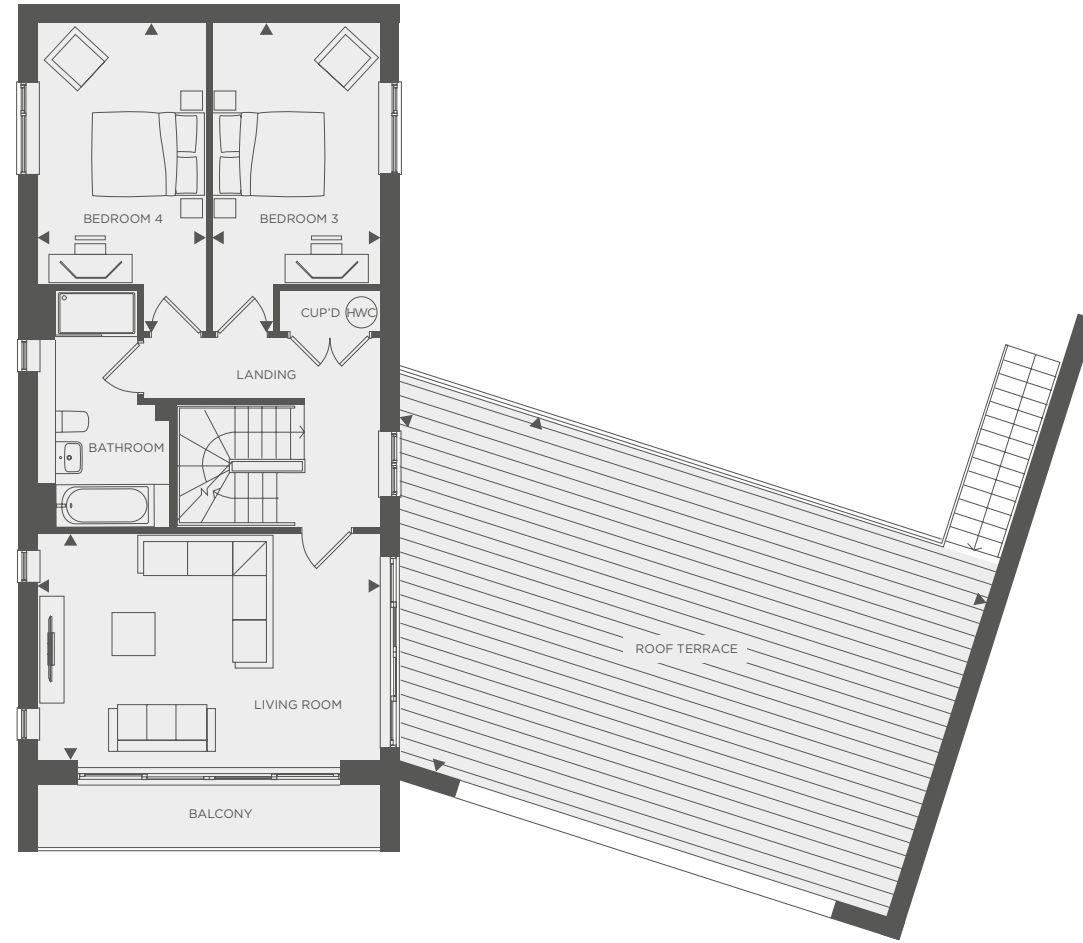
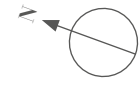
The house itself, with its pitched roof, creates a dramatic presence and thoughtful architectural details enhance the effect. Beautiful timber cladding adds authentic character and glazed bricks create a vibrant façade.

Internally, finish and detailing are of an immensely high standard. Flowing through the unique v-shaped layout, the ground floor takes you on a journey through defined living areas. The entrance hall features fantastic storage spaces and connects to a cloakroom, a fantastic study or playroom, the adjoining double garage and bike store. Then there's the brilliant family area: a huge, open-plan space, comprising bright and delightful dining and living areas as well as a stunning, high-specification kitchen.

For families that enjoy entertaining or alfresco dining, the large, glazed bi-fold doors create a wonderfully seamless link between the inside and your garden.

The first floor accommodates two double bedrooms and the family bathroom as well as a comfortable sitting room for those cosy evenings. The living room, thanks to two full-width, floor-to-ceiling windows and an accessible balcony, is the ideal daytime relaxation space. Equally inviting is the expansive southwest-facing roof terrace - a gorgeous outdoor living area, offering unforgettable views.

Featuring high, vaulted ceilings, the second floor is a sanctuary of peace and privacy. With its sensational full-width balcony, separate dressing room and gorgeous en-suite bathroom, the master bedroom is one of this home's most outstanding selling points, making this, undoubtedly, one of Ninewells' prized properties.

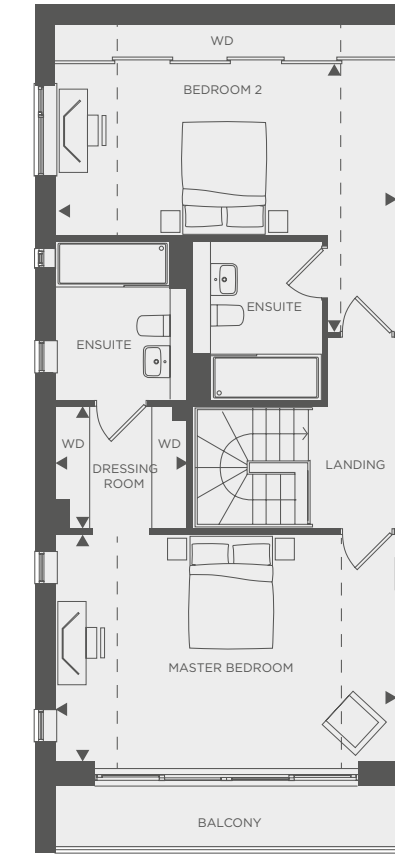
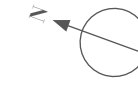


**FIRST FLOOR**

**Plot 33 (126 Knightly Avenue) has an Elite Specification. Please see Ninewells host brochure for full specification.**



GOG MAGOG DOWNS



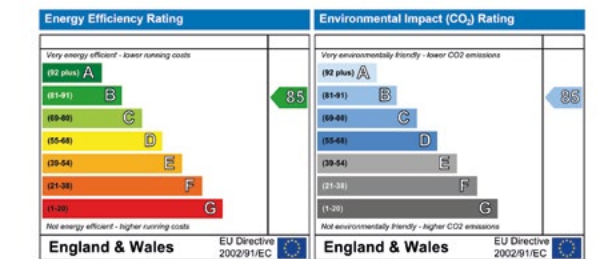
**SECOND FLOOR**

GROUND FLOOR	M	FT
Entrance Hall	1.65 x 5.80	5'4 x 19'0
Kitchen / Dining / Family Room	8.00 x 6.05	26'2 x 19'8
Study / Play Room	3.40 x 3.80	11'2 x 12'5
Utility	1.85 x 4.30	6'1 x 14'1
Double Garage	5.90 x 6.20	19'4 x 20'3

FIRST FLOOR	M	FT
Living Room	5.90 x 3.90	19'4 x 12'8
Bedroom 3	2.90 x 5.30	9'5 x 17'4
Bedroom 4	2.90 x 5.30	9'5 x 17'4
Roof Terrace	10.65 x 6.10	34'9 x 20'0

SECOND FLOOR	M	FT
Master Bedroom	5.90 x 3.90	19'4 x 12'8
Dressing Area	2.20 x 2.10	7'2 x 6'9
Bedroom 2	5.90 x 5.20	19'4 x 17'1

Predictive Energy Assessment for The James, plot 33 (125 Knightly Avenue)



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.

[B] = Boiler [WD] = Wardrobe [HWC] = Hot Water Cylinder - - - = 3.6m Ceiling Line