



STYLISH CITY HOMES  
SET AGAINST A  
BEAUTIFUL NATURAL  
ENVIRONMENT

■ Homes available through BPHA/Bell Language School

● Plot 30 (No. 120 Knightly Avenue)

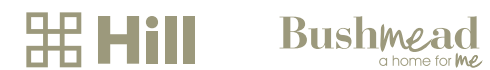


Computer generated image of The Jackson, Plot 30 (120 Knightly Avenue)

# NINEWELLS

CAMBRIDGE

NINEWELLS-CAMBRIDGE.CO.UK



Development of the Year

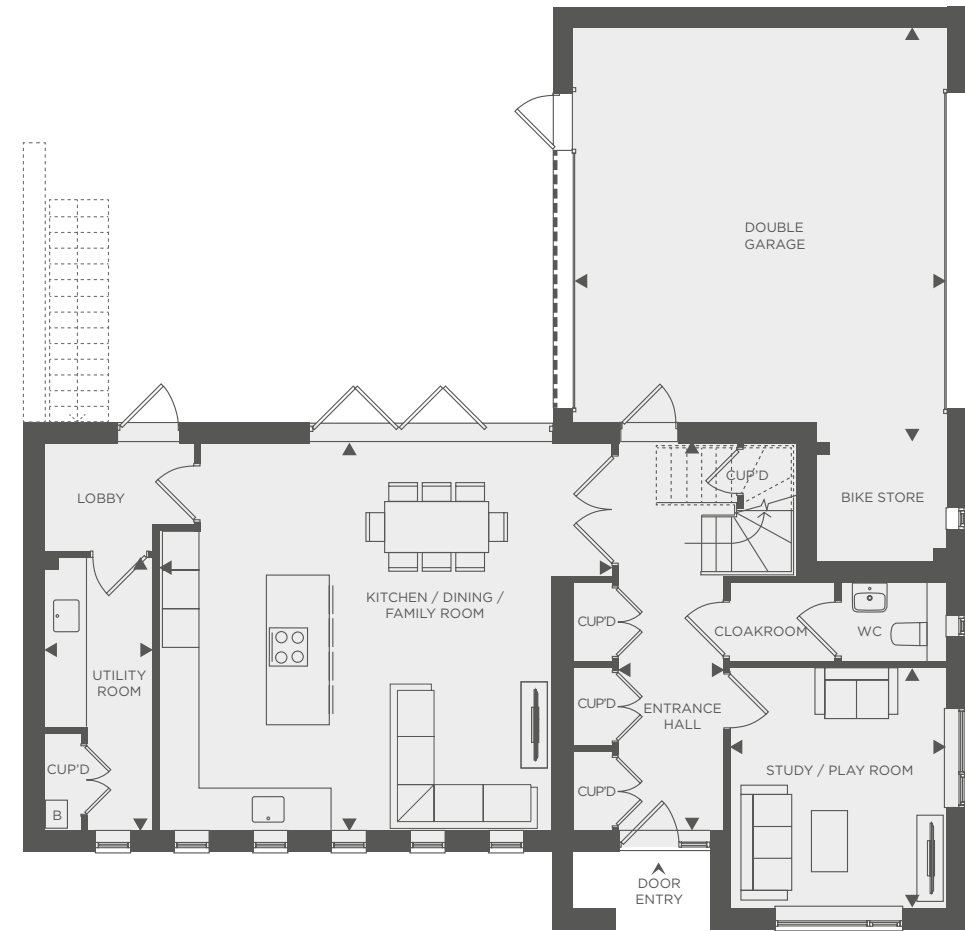
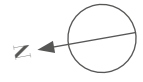
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# NINEWELLS

CAMBRIDGE

THE JACKSON  
PLOT 30  
(120 KNIGHTLY AVENUE)





GROUND FLOOR

Ninewells is a collection of stunning contemporary family homes, creating a forward-looking community that's designed to embrace the surrounding landscape and local identity. With its prime corner plot and far-reaching views, this substantial three-storey, four double-bedroom home expresses the spirit of Ninewells perfectly.

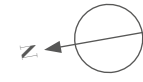
On approach, the stunning pitched roof sets an impressive tone and it's carefully considered architectural details add true depth of character. The beautiful timber cladding connects with the rural environment; glazed brick makes a striking contemporary statement.

From the impressive entrance hall, you'll discover the brilliantly functional elements of the house: a spacious study or playroom, a cloakroom, a generous storage area, an attached double garage and a bike store. Continue through the ground floor, and the space will reveal a wonderful, open-plan family room - the heart of the home. Here, full-length feature windows flood the space with daylight, and bi-fold doors open out

onto a pretty courtyard garden, creating a fantastic outdoor entertainment haven. The kitchen completes this sensational space. Spacious and specified to an exemplary level, it features fittings and appliances by premium brands.

As well as two double bedrooms and a stunning family bathroom, the first floor has further surprises in the form of another amazing light-filled lounge with two large, full-width windows and a balcony. Then there's the huge southwest-facing roof terrace with its viewing screen; a luxurious outdoor living space where you can enjoy lazy mornings and tranquil evenings in privacy.

A unique feature of the second floor is its wonderful vaulted ceilings. This is the sanctuary for the master bedroom, with its separate dressing room, beautiful ensuite bathroom and stunning full-width balcony, offering spectacular views of Ninewells' glorious green spaces.

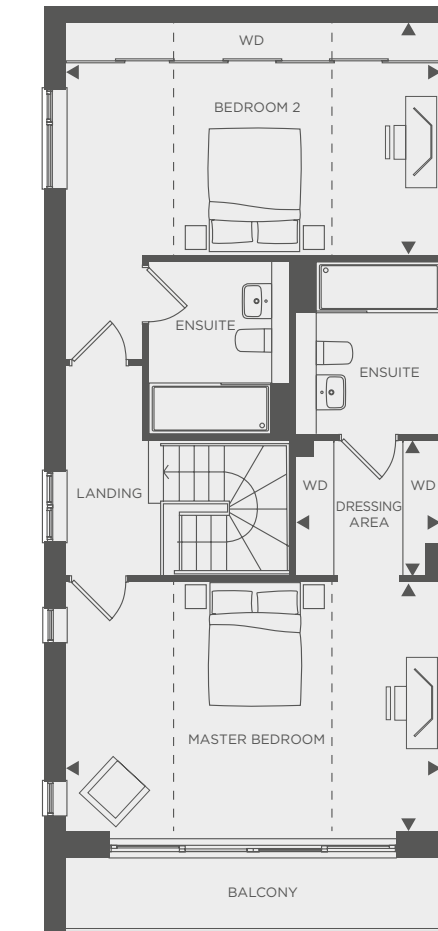
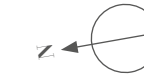


FIRST FLOOR

Plot 30 (120 Knightly Avenue) has an Elite Specification. Please see Ninewells host brochure for full specification.



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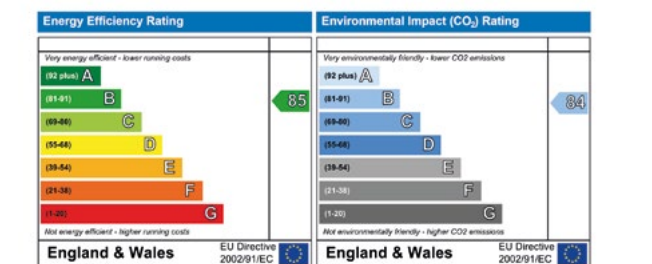
SECOND FLOOR

GROUND FLOOR	M	FT
Entrance Hall	1.65 x 3.95	5'4 x 13'0
Kitchen / Dining / Family Room	6.15 x 6.10	20'2 x 20'0
Study / Play Room	3.40 x 3.80	11'2 x 12'5
Utility	1.70 x 4.30	5'6 x 14'1
Double Garage	5.90 x 8.40	19'4 x 27'6

FIRST FLOOR	M	FT
Bedroom 3	2.90 x 5.30	9'5 x 17'4
Bedroom 4	2.90 x 5.30	9'5 x 17'4
Living Room	5.85 x 3.90	19'2 x 12'8
Roof Terrace	7.95 x 6.15	26'1 x 20'2

SECOND FLOOR	M	FT
Master Bedroom	5.85 x 3.90	19'2 x 12'8
Dressing Area	2.25 x 2.05	7'4 x 6'7
Bedroom 2	5.85 x 3.60	19'2 x 11'8

Predictive Energy Assessment for The Jackson, Plot 30 (120 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