



STYLISH CITY HOMES
SET AGAINST A
BEAUTIFUL NATURAL
ENVIRONMENT

■ Homes available through BPHA/Bell Language School

● Plots 27, 28 & 29 (114, 116 & 118 Knightly Avenue)



Computer generated image of The Dullingham, Plots 27 - 29 (114, 116 & 118 Knightly Avenue).

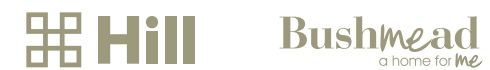
NINEWELLS

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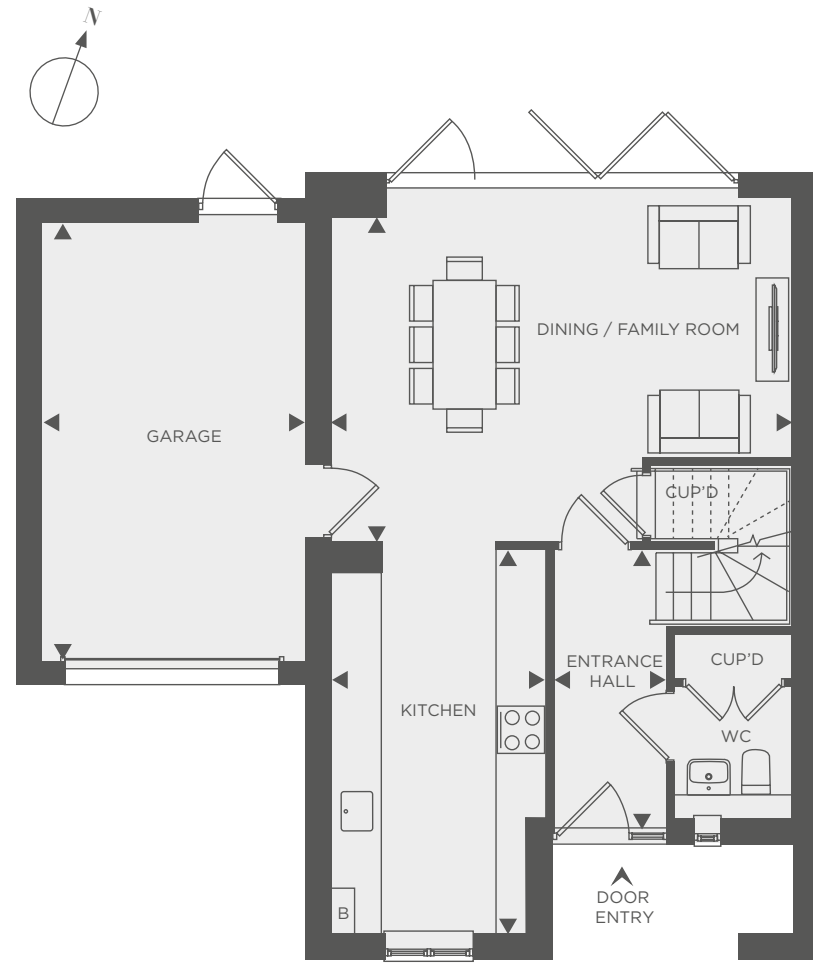
Development of the Year

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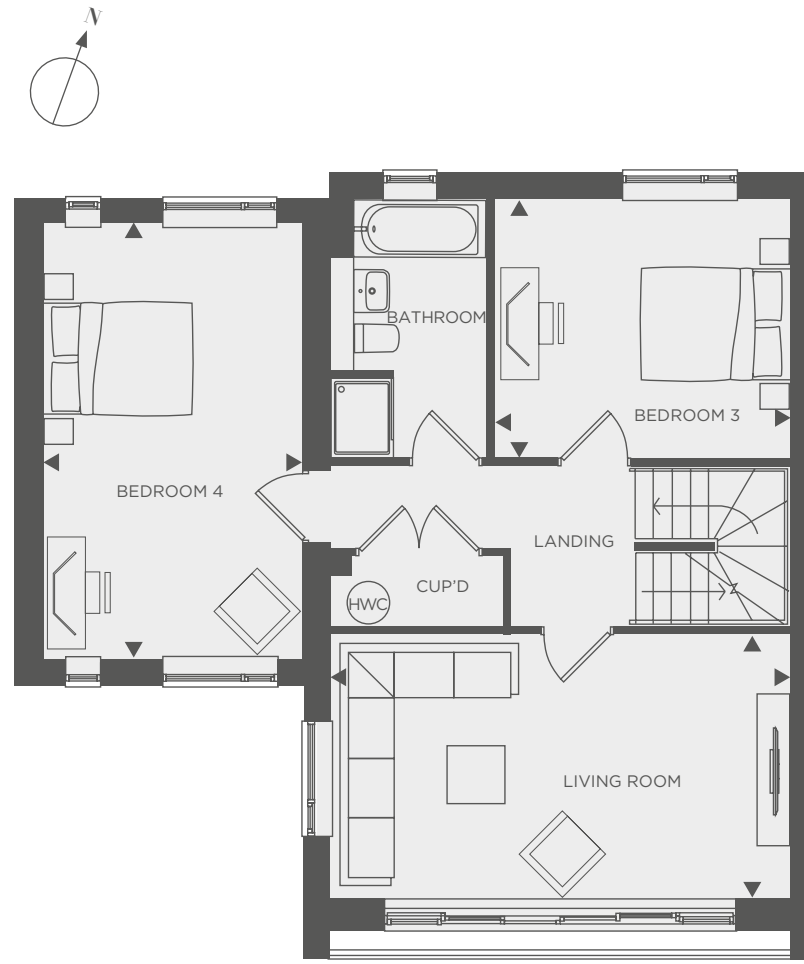
Site layouts, floor plans and specifications are taken from drawings which were correct at the time of print. All plans contained within this brochure are not to scale and room sizes are approximate and subject to change. Measurements contained within this brochure were taken from plans in metric measurements. 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.
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THE DULLINGHAM
PLOTS 27 - 29
(114, 116 & 118 KNIGHTLY AVENUE)

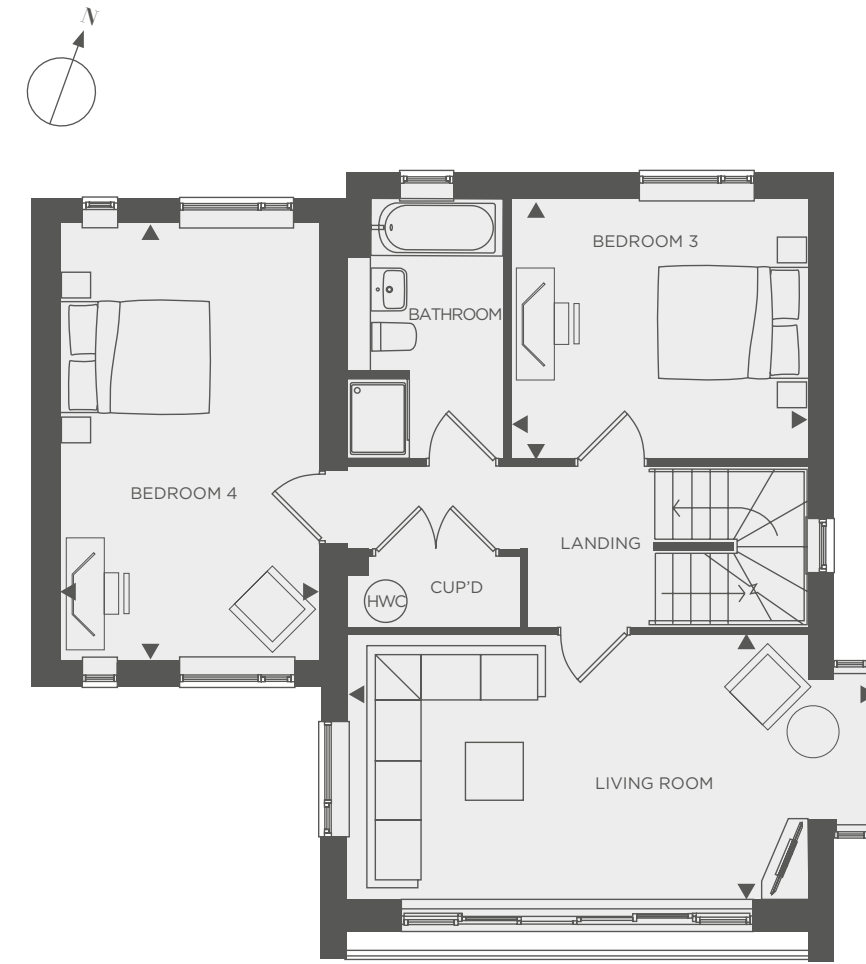




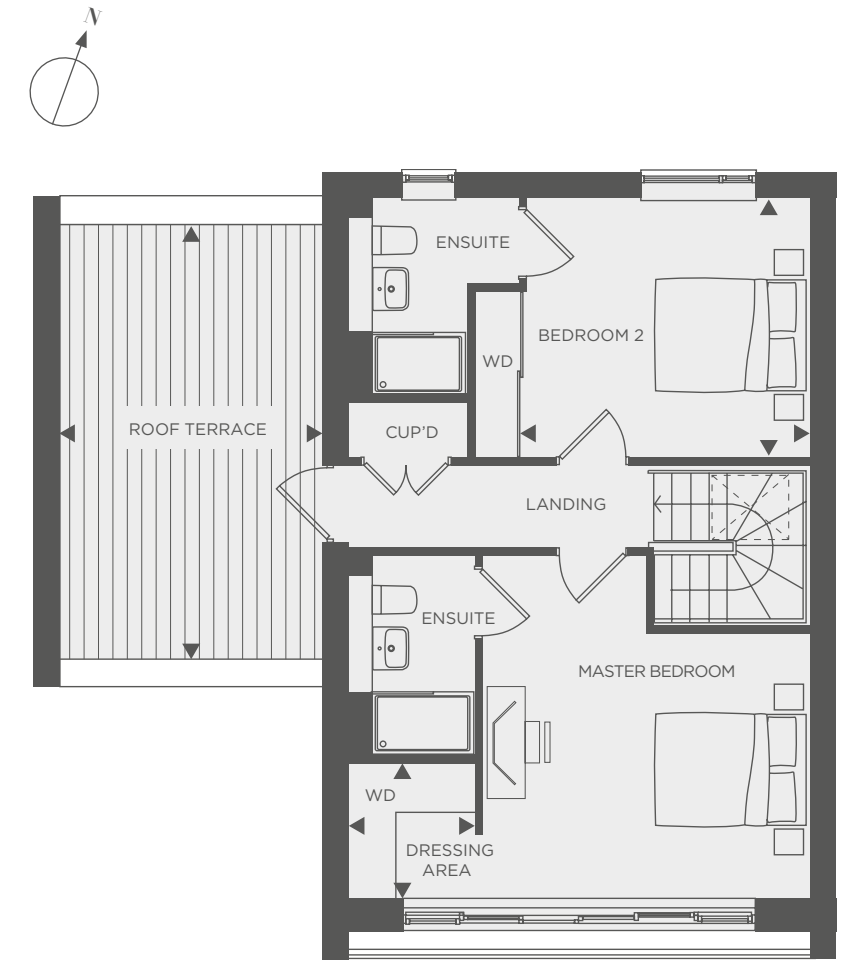
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR (PLOT 27)



SECOND FLOOR

Ninewells is a stunning collection of contemporary, high-specification family homes in a beautiful natural environment, created around panoramic views of the Gog Magog Downs. These handsome three-storey terrace townhouses are generously proportioned and feature four double bedrooms, a family bathroom and two en-suites. They make the perfect home for the modern family - and, because it's Ninewells, you know they are thoughtfully designed and specified to an exceptional quality.

On your approach, you will be attracted to the two-tone brick detailing and feature cladding on the façade, as well as the private paved driveway and large adjoining garage. As you enter, you'll be drawn through to a bright, inviting open-plan family area; a space that includes a beautifully-equipped kitchen, complete with high-quality Silestone worktops, Nolte units and premium brand appliances. The adjoining large dining/living space boasts extensive glazed

bi-fold doors that lead directly from the living area onto the private rear garden; perfect for an indoor/outdoor lifestyle and alfresco entertaining.

On the first floor, there are two double bedrooms and a second fantastic living room with full-width windows and a Juliet balcony, offering stunning views south over the nearby attenuation ponds and the distant Gog Magog Downs.

The second floor offers a haven to relax; the superb master bedroom enjoys a fabulous en-suite bathroom and dressing area as well as large windows and a Juliet balcony; from here the views are panoramic. The second bedroom boasts its own en-suite and fitted wardrobe and if that wasn't enough, this level also includes a large roof terrace, where you can enjoy the same spectacular countryside vistas while relaxing in the open air.

Plots 27, 28 & 29 (114, 116 & 118 Knightly Avenue) are all Premium Specification. Please see Ninewells host brochure for full specification.

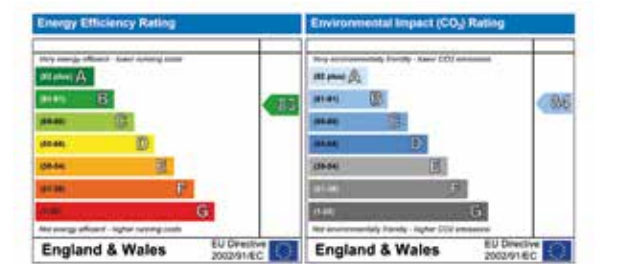


GROUND FLOOR	M	FT
Entrance Hall	1.40 x 3.45	4'6" x 11'3"
Kitchen	2.75 x 4.85	9'0" x 15'9"
Dining / Family Room	5.90 x 3.30	19'4" x 10'8"
Garage	3.30 x 5.55	10'8" x 18'2"

FIRST FLOOR	M	FT
Living Room	5.90 x 3.35	19'4" x 11'0"
Bedroom 3	3.75 x 3.30	12'3" x 10'8"
Bedroom 4	3.30 x 5.55	10'8" x 18'2"

SECOND FLOOR	M	FT
Master Bedroom	4.15 x 4.35	13'6" x 14'3"
Dressing Area	1.60 x 1.75	5'2" x 5'7"
Bedroom 2	3.60 x 3.30	11'8" x 10'8"
Roof Terrace	3.30 x 5.55	10'8" x 18'2"

Predictive Energy Assessment for The Dullingham, Plots 27, 28 & 29 (114, 116 & 118 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.

[B] = Boiler [WD] = Wardrobe [HWC] = Hot Water Cylinder [Skylight]