



STYLISH CITY HOMES
SET AGAINST A
BEAUTIFUL NATURAL
ENVIRONMENT

■ Homes available through BPHA/Bell Language School

● The Duxford, Plots 36, 37, 38 & 39
(31, 29, 27 & 25 Musgrave Drive)



Computer generated image of The Duxford, Plots 36 - 39 (31, 29, 27 & 25 Musgrave Drive)

NINEWELLS

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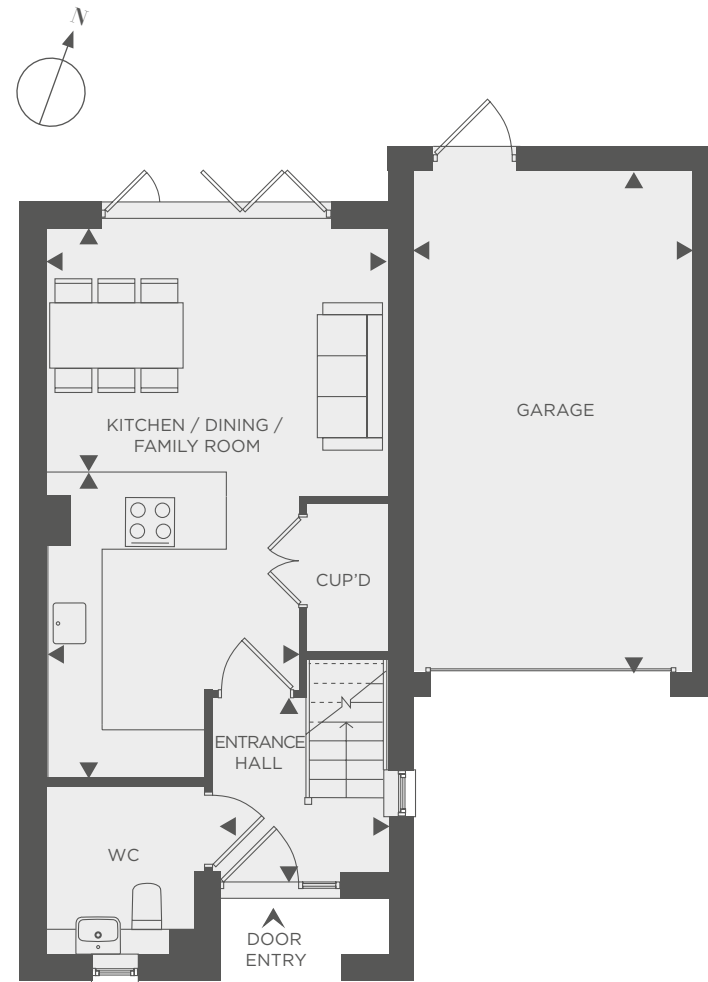


Development of the Year

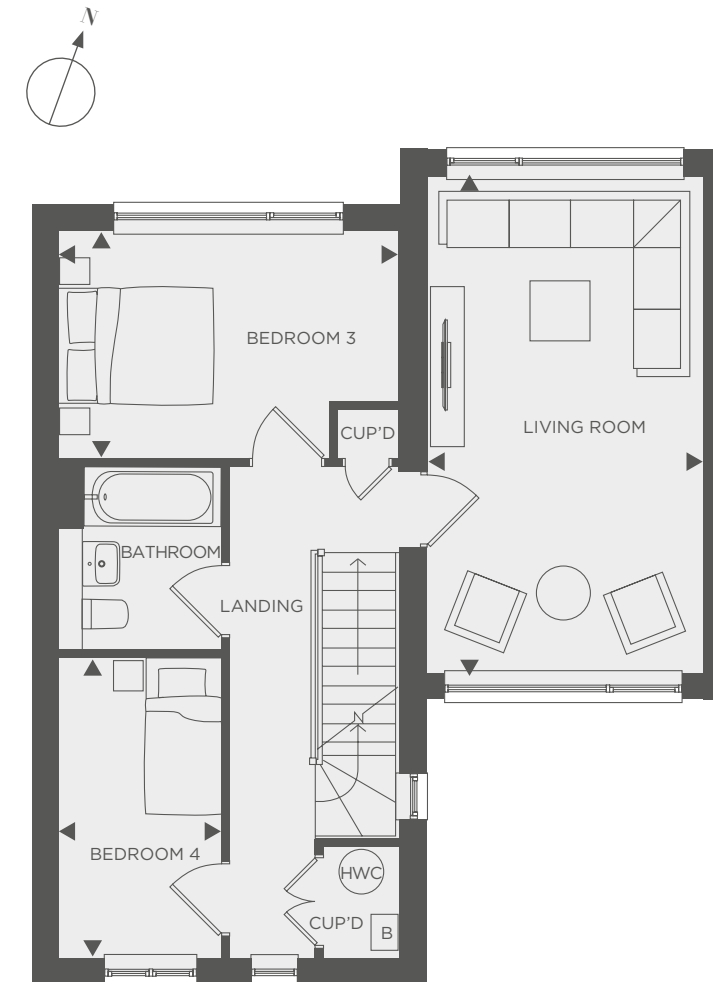
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THE DUXFORD
PLOTS 36 - 39
(31, 29, 27 & 25 MUSGRAVE DRIVE)

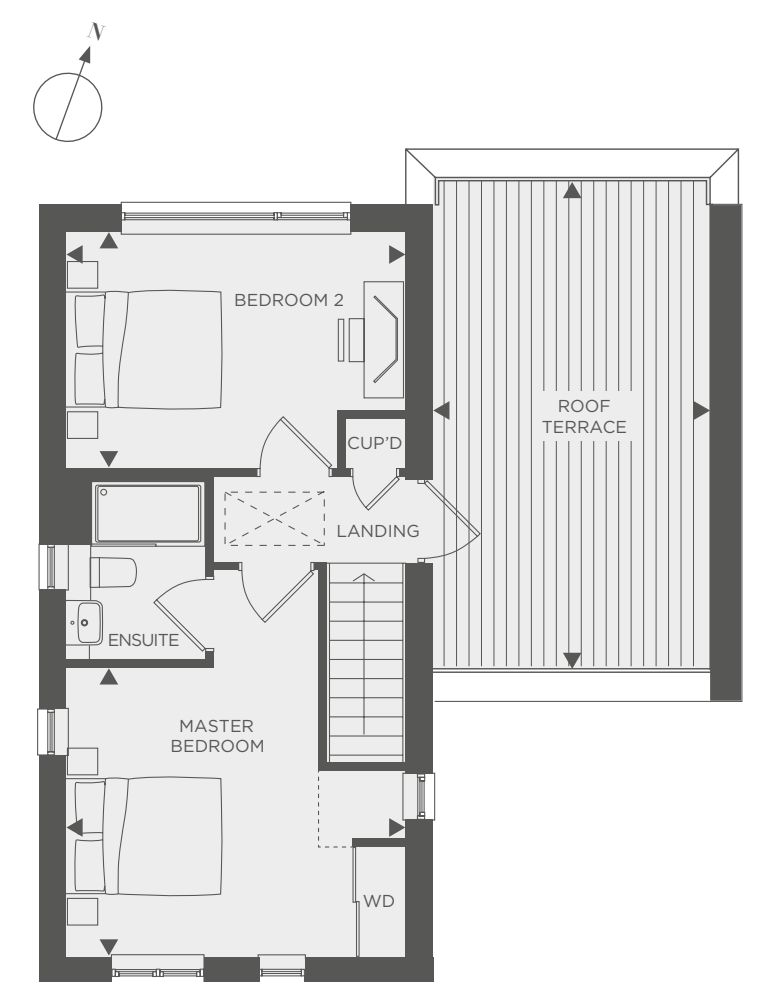




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Ninewells is a prestigious collection of stunning new homes, close to the city and set in a beautifully landscaped environment, inspired by the surrounding Cambridgeshire countryside. This terrace of outstanding, three-storey, four-bedroom townhouses perfectly encompasses the Ninewells vision of contemporary living.

The homes have been thoughtfully designed to enhance modern family life- you'll discover a space and specification that has been carefully considered in every detail. On approaching, you'll be drawn to the handsome brick facade and notice that each property benefits from a large attached garage and a paved driveway. Once inside, you'll be welcomed by a delightfully light-filled and expansive open-plan living space - the family-friendly hub of the home. From here, glazed bi-fold doors open out onto the private south-facing garden, seamlessly connecting the inside and outside - ideal for alfresco dining and entertaining.

The kitchen is bright, beautifully finished and fitted with integrated appliances by world-renowned brands. Also on the ground floor, you'll find a downstairs cloakroom and a brilliantly handy storage area.

The first floor reveals a second, much larger, formal living room - a luxurious living space with vast double-aspect windows. Additionally, this level comprises two further bedrooms and a well-appointed family bathroom. The top floor of the main house is reserved as a tranquil retreat, with the fabulous en-suite master bedroom at the front and another large double bedroom at the rear. Finally, you'll walk out onto the fantastic south-facing roof terrace - a special outdoor space providing a precious haven for relaxation.

Plots 36, 37, 38 & 39 (31, 29, 27 & 25 Musgrave Drive) are all Classic Specification. Please see Ninewells host brochure for full specification.

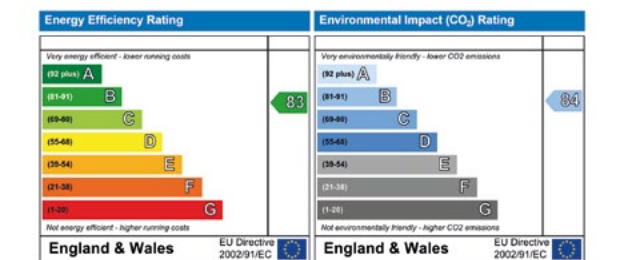


GROUND FLOOR	M	FT
Entrance Hall	2.10 x 2.15	6'9 x 7'0
Kitchen	3.10 x 3.40	10'2 x 11'2
Dining/Family Room	4.20 x 3.25	13'8 x 10'7
Garage	3.40 x 6.10	11'2 x 20'0

FIRST FLOOR	M	FT
Living Room	3.40 x 6.10	11'2 x 20'0
Bedroom 3	4.20 x 2.75	13'8 x 9'0
Bedroom 4	2.00 x 3.65	6'6 x 12'0

SECOND FLOOR	M	FT
Master Bedroom	4.20 x 3.55	13'8 x 11'6
Bedroom 2	4.20 x 2.90	13'8 x 9'5
Roof Terrace	3.40 x 6.10	11'2 x 20'0

Predictive Energy Assessment for The Duxford Plots 36, 37, 38, 39 (31, 29, 27, 25 Musgrave Drive) 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]