



STYLISH CITY HOMES  
SET AGAINST A  
BEAUTIFUL NATURAL  
ENVIRONMENT

■ Homes available through BPHA/Bell Language School

● Plots 56, 57, 66, 67, 75, 76, 83, 84 (23, 21, 19, 17, 15 & 13 Musgrave Drive, 42 & 40 Knightly Avenue)



Computer generated image of The Fulbourn, plots 66 and 67.

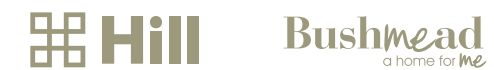
# NINEWELLS

CAMBRIDGE

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CAMBRIDGE



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 but may be subject to change. 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 FULBOURN  
PLOTS 56, 57, 66, 67, 75, 76, 83 & 84  
(23, 21, 19, 17, 15, 13 MUSGRAVE DRIVE, 42 & 40 KNIGHTLY AVENUE)

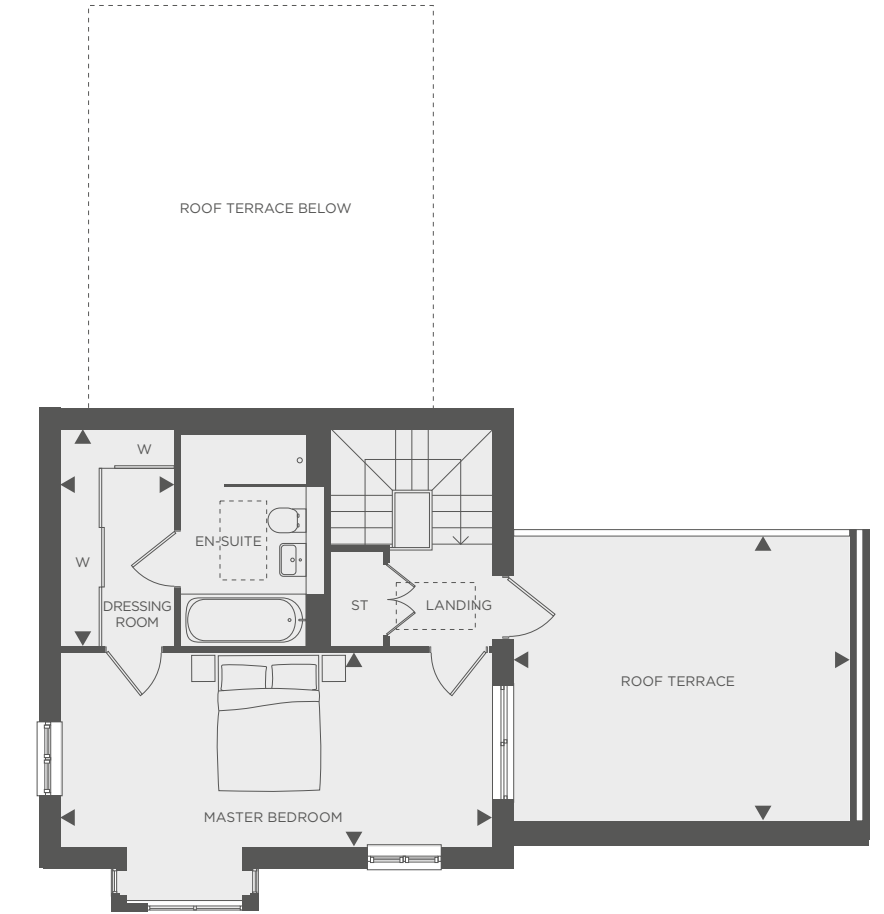




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Ninewells sets the standard for contemporary family homes in Cambridge. Design, sustainability and nature integrate to make a perfect living environment and a thriving community. These three-storey, four double bedroom houses epitomise this vision. But what sets them apart from others is the abundance of outside space. With a courtyard garden and two separate roof terraces, alfresco living is high on the agenda.

A stylish entrance porch sets the tone for these stunning properties, which are a celebration of thoughtful, elegant design and high-quality finishes. In exceptional contemporary homes, such as these, functionality underpins everything; modern lifestyles demand certain essentials. In this respect, the integrated garage, ground-floor WC and understairs storage area tick an important box. Equally practical, while beautifully appointed, is the generously proportioned downstairs living and dining room. Moreover, it has seamless access to the kitchen, and together they create a fantastic free-flowing living

space. The kitchen itself is brilliantly designed, with plentiful daylight, a large adjacent utility room, an island unit and wide bi-fold doors leading out on to the delightful courtyard garden. The specification is equally impressive and includes, Siemens appliances, Nolte units, Blanco taps and Silestone worktops.

At first floor level, there are three bedrooms – one of which has an en-suite – and a beautiful family bathroom. The specification list here, and for the other bathrooms in the house, includes premium fixtures by Duravit and Hansgrohe. It's also on this floor that the lifestyle possibilities really begin to unfold, with another spacious living room, connected to a lovely roof terrace. But the crowning feature of the house is the second floor. Benefitting from an attractive bay window, the expansive master bedroom enjoys a separate dressing room, luxurious en-suite bathroom and access to the second roof terrace. It is the ultimate private sanctuary.

Plots 56, 57, 66, 67, 75, 76, 83, 84 (23, 21, 19, 17, 15 & 13 Musgrave Drive, 42 & 40 Knightly Avenue) are all Premium Specification. Please see Ninewells host brochure for full specification.

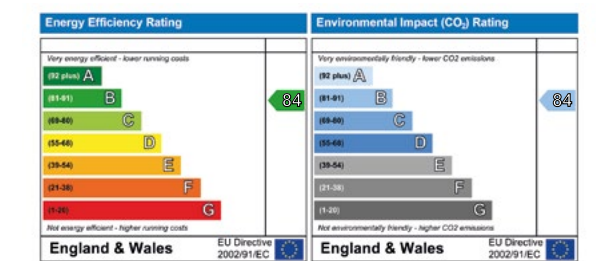


GROUND FLOOR	M	FT
Kitchen	4.60 x 4.15	15.1 x 13.6
Dining/Living Room	3.95 x 6.40	13.0 x 21.0
Utility	3.90 x 1.55	12.8 x 5.1
Garage	5.15 x 6.10	16.9 x 20.0
Courtyard	6.40 x 5.85	21.0 x 19.2

FIRST FLOOR	M	FT
Living Room	3.95 x 6.40	13.0 x 21.0
Bedroom 2	2.80 x 4.55	9.2 x 14.9
Bedroom 3	2.80 x 2.80	9.2 x 9.2
Bedroom 4	3.15 x 2.85	10.3 x 9.3
Roof Terrace	4.65 x 5.85	15.3 x 19.2

SECOND FLOOR	M	FT
Master Bedroom	6.65 x 2.95	21.8 x 9.7
Dressing Room	1.75 x 3.30	5.7 x 10.8
Roof Terrace	5.15 x 5.85	16.9 x 19.2

Predictive Energy Assessment for The Fulbourn Plots 56, 57, 66, 67, 75, 76, 83, 84 (23, 21, 19, 17, 15 & 13 Musgrave Drive, 42 & 40 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   
 W = Wardrobe   
 Cyl = Hot Water Cylinder   
 X = Skylight  
 - - - = 3.6m Ceiling Line   
 ST = Storage