

Dudley

Developments

ESTABLISHED 1983

192-198 QUEEN EDITH WAY

Four newly built three-bedroom homes, thoughtfully designed and finished to an exacting standard, in one of south Cambridge's most sought-after locations.

THE DEVELOPMENT

Considered design, in a prime Cambridge address.

A select development of four three-bedroom semi-detached townhouses, ideally situated in a prime Cambridge location. Designed for contemporary living, these elegant new homes combine style, comfort and convenience.

Enjoy effortless access to the Biomedical Campus, Addenbrookes, excellent schools, the city centre and a wide range of local amenities. Cambridge South Station is just a short walk away offering superb links to Cambridge North and the Science Parks.

Dudley Developments is an established Cambridge developer with decades of experience creating high-quality, thoughtfully designed homes, with a reputation for attention to detail and superior finishes.

AT A GLANCE

- Four individual three storey homes in central location close to Cambridge South Station, Cambridge Biomedical Campus & Addenbrookes
- Approx. 1216 sq ft (113 sq m)
- South facing rear gardens with cedar clad hidden bin storage and garden shed
- Triple glazed Velfac windows and doors
- Predicted EPC rating B
- Three double bedrooms, beautifully appointed family bathroom and ensuite shower room to master bedroom
- Stunning bespoke, locally made kitchens
- Spacious open plan kitchen, dining and living area
- Off street parking with EV chargers
- Solar PV & mechanical heat recovery

FINISHES & MATERIALS

Textures you can feel...



Wienerberger hand-moulded brick, laid with lime mortar beneath a clay peg tile roof



Quickstep Impressive flooring, feature tiles and Pooky light fittings

Details you'll love...



Backlit bathroom cabinets with touch sensors, Hansgrohe taps, tongue and groove design detailing and stylish exterior lighting

Kitchens to cherish...



Beautifully designed, bespoke kitchens manufactured locally in Cambridgeshire

Plots 1 & 3 in Fjord Green

Plots 2 & 4 in Soft Beige

all with Natural Casella Oak contrasting trim

SPECIFICATION

Every detail, considered...

KITCHEN

- Stunning bespoke kitchens, designed and crafted by a highly regarded local specialist
- Manufactured locally using responsibly sourced, sustainable materials
- Solid surface work tops for seamless durable finish
- Full range of integrated Samsung appliances: oven, combination microwave, induction hob, fridge freezer, dishwasher and wine cooler
- Fjord Green Plots 1 & 3 or Soft Beige Plots 2 & 4 all with Natural Casella Oak contrasting trim

INTERIOR FINISHES

- Quickstep natural oak laminate flooring to the entire ground floor with feature floor tiles to the WC
- Carpet to stairs, landings and all bedrooms
- Deanna oak doors, mixture of pocket and traditional with oval handles
- Pooky Espere glass pendant light fittings to hallways and flush downlighting throughout
- Considered storage including fitted wardrobes, convenient laundry cupboard on first floor with plumbing for washing machine and loft space with access ladder

BATHROOMS & ENSUITE

- Duravit basins and concealed cistern WCs, Hansgrohe taps and thermostatic showers
- Family bathroom with feature linear tiling, 1800mm walk in shower; separate 1800mm bath each with recessed niche for toiletries and heated towel rails
- LED mirror cabinet with demister, shaver socket & touch free sensor operation
- Large format tiled ensuite with generous 1700mm walk in shower, recessed illuminated niche for toiletries, full width mirror and heated towel rail

EXTERIOR & GARDEN

- Wienerberger hand moulded multi bricks
- Clay peg roof tiles with bonnet hip tiles and feature chimney stacks
- Triple glazed Velfac windows and patio doors; composite Velfac front door
- South facing rear garden with paved patio, lawn area and concealed bike & bin storage and shed behind feature linear fencing
- Off street parking, EV chargers and tiled front porch

FLOOR PLANS



SITE PLAN



SUSTAINABILITY & LOCATION

Built for modern, efficient living

B

Predicted
EPC & environmental
rating (89/91)

10.2%

CO2 reduction vs.
Building Regulations
baseline

MVHR

Whole-house
mechanical ventilation
with heat recovery

106.3L

Water use per person/
day - within Part G
target

THE LOCATION

Ideally positioned in the highly sought after Queen Edith's area, these homes offer the perfect balance of peaceful residential living with easy access to Cambridge city centre, Addenbrookes's Hospital, the Cambridge Biomedical Campus and excellent local amenities. With beautiful green spaces, schools and superb transport connections on your doorstep, including a short walk to Cambridge South Station providing convenient links to the city and Cambridge's thriving Science Park.

DEVELOPER

Dudley Developments has specialised in the design and build of the finest quality residential developments in the heart of Cambridge since 1983.

dudley-developments.co.uk

SELLING AGENT



Tel: 01223 841842

Or Scan the QR Code
for more details



Please note that the specification, finishes, materials and appliances shown are indicative and may be subject to change without notice, at the developer's discretion, due to availability or other circumstances

