

# Flecks Drive

Shingay-cum-Wendy, Royston, SG8 0BQ



  
BIDWELLS



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**A stunning private development of just 10 detached homes in this delightful rural location. Each home has been thoughtfully designed and offers a high level of specification and are available for immediate occupation.**

*Royston (King's Cross 38 minutes) 7 miles or 14 minutes' drive*

*Cambridge and Grantchester 12 miles*

*Central London 48 miles*

*Luton Airport 26 miles, Stansted Airport 35 miles*

*M11 (Junction 12) 10 miles, A1 Biggleswade 10 miles*

*(distances and times are approximate)*

**Please read Important Notice on the floor plan page.**

### Location

Shingay-cum-Wendy is an idyllic, rural hamlet situated amongst countryside in south-west Cambridgeshire. The market town of Royston lies about 7 miles south-east, providing a range of facilities including a variety of shops, schooling and sporting activities. The University city of Cambridge is about 12 miles north-east and is not only world renowned for its academic achievements, but has also become high-tech and biotech hub with the University Research and Development Laboratories, the internationally renowned Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus. It offers extensive cultural and shopping facilities together with an outstanding choice of independent schools for all ages. The National Trust owned Wimpole Estate, which comprises a magnificent country house with 3,000 acres of park and farmland is within close proximity of the property.

London commuters are well served by road or rail with a fast train service to King's Cross from Royston in about 38 minutes and the M11 (Junction 12) is 10 miles away, giving fast access to Stansted Airport and the M25.





### Description

Flecks Drive is a small collection of just 10 detached houses constructed by Patrick Ruddy Homes Ltd, an independent regional developer. The properties are located in an idyllic rural setting surrounded by countryside yet within commuting distance of Cambridge and Royston. All properties are available for immediate occupation as the development is build complete.

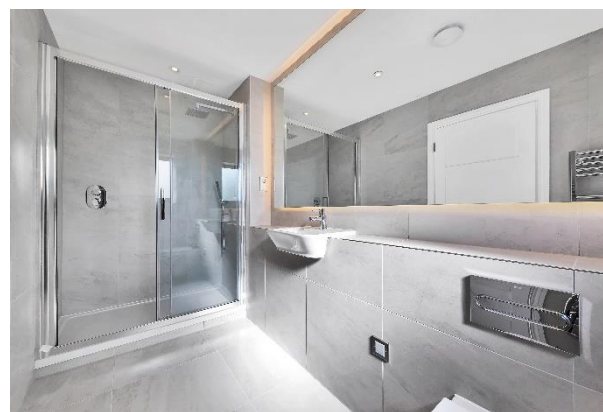
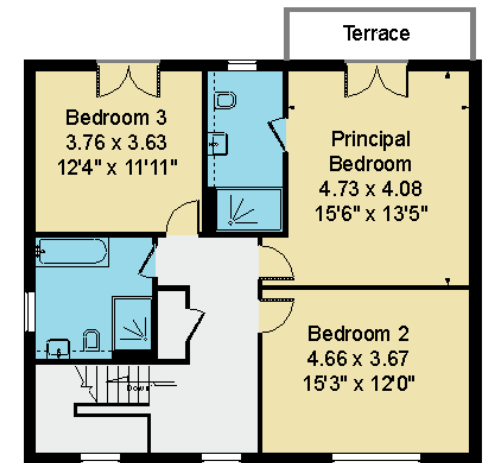
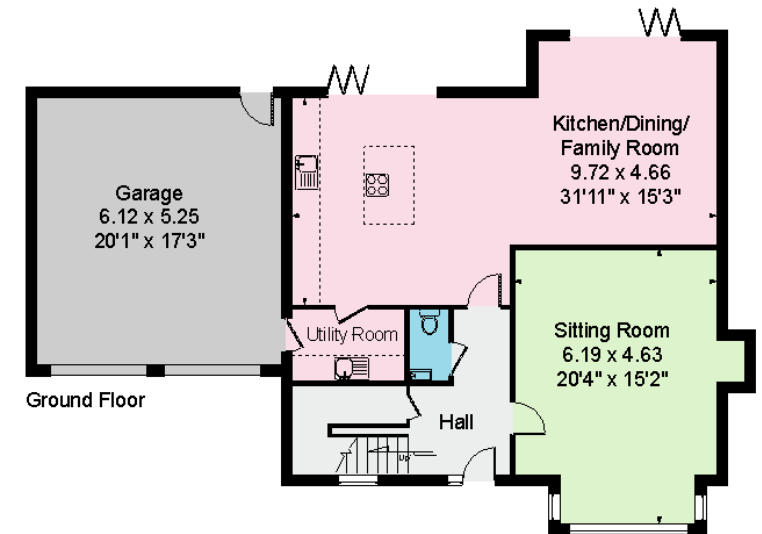
### Property Highlights

- Stylish contemporary kitchens with Silestone worktops
- Integrated Bosch appliances including oven, hob, microwave, fridge, freezer, dishwasher, washer/dryer plus 7 bottle wine cooler and extractor.
- Utility rooms finished with units and marble effect laminate worktops.
- Heating and hot water are served by air source heat pumps with underfloor heating on the ground floor and radiators on the first floor.
- Woodburner in living room.
- Bathrooms fitted with Roca sanitaryware and Vado taps and showers.
- Cashmere White Matt floor tiles and full height wall tiling in bathrooms.
- Amtico Spacia flooring throughout the ground floor.
- Carpets to stairs, landing and bedrooms.
- Wired smoke and heat alarm.
- Wireless security system.
- Electric car charging point.
- Contemporary internal doors with satin chrome ironmongery.
- Terrace off principal bedroom.
- Built in wardrobe with sliding doors to principal bedroom (5 bed properties only).
- Double glazed sash wooden windows.
- Landscaping to front garden with turf and paved patio to the rear garden.
- 10 year LABC warranty.
- B rated EPC.

**House 3 and House 5 – 3 bedrooms – 1,908 sq ft**

A very spacious 3 bedroom detached home with double garage.

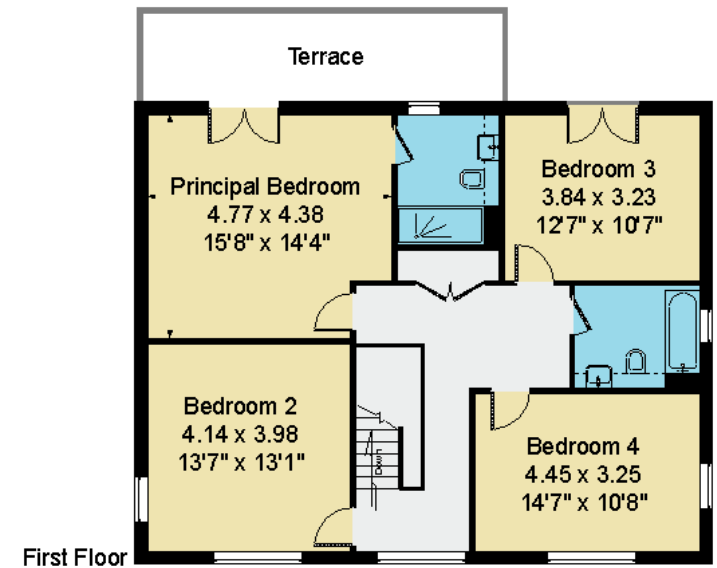
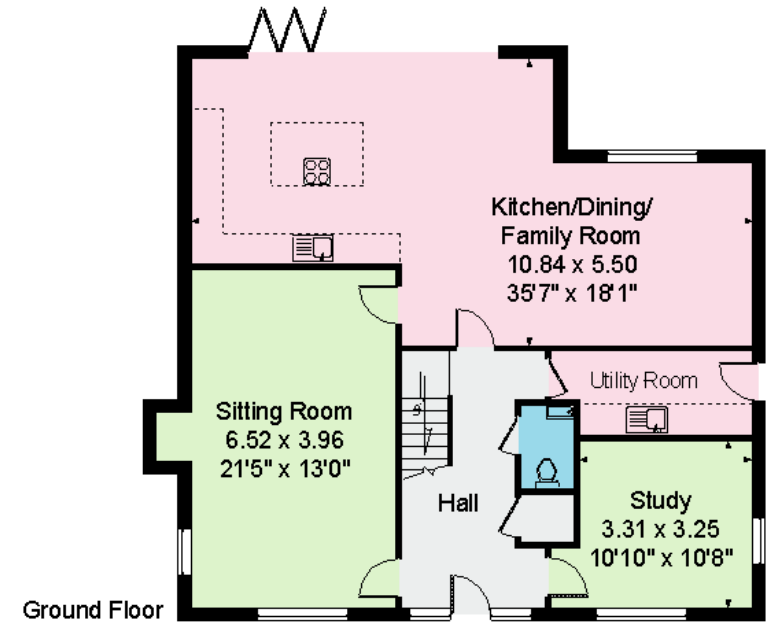
(House 3 shown in photographs)



NOT TO SCALE: For guidance purposes only

**House 1, House 4, House 7 and House 9 – 4 bedrooms – 2,178 sq ft**

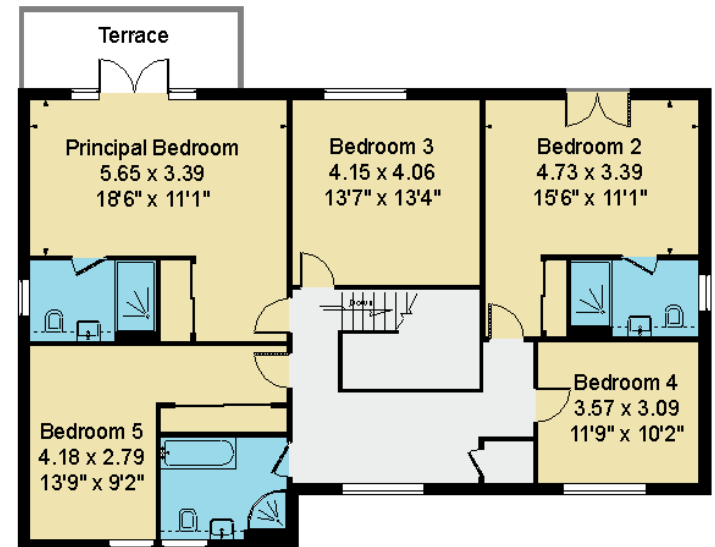
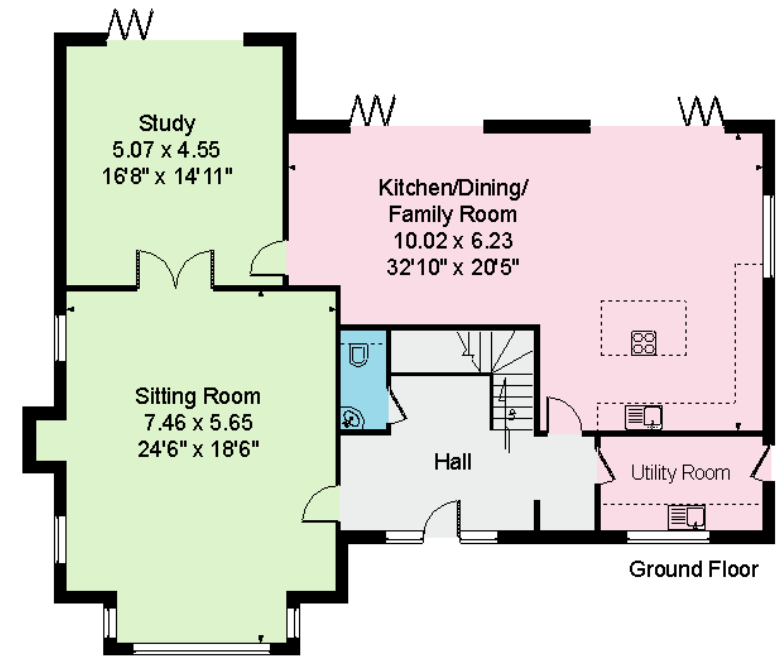
An attractive detached 4 bedroom home with ample parking and large detached garage.  
(House 9 external shown in photograph, internals of House 1 (show home))



NOT TO SCALE: For guidance purposes only

**House 2, House 6, House 8 and House 10 – 5 bedrooms – 2,951 sq ft**

The largest house on the development offering 5 bedrooms, large ground floor accommodation, double garage and ample parking.  
(House 10 shown in photographs)



NOT TO SCALE: For guidance purposes only

Internals of House 1 (show home)







### **Fixtures and Fittings**

All items normally designated as tenants' fixtures and fittings are specifically excluded from the sale. The contents and furnishings are available under separate negotiation.

### **Tenure and Possession**

The properties are for sale freehold with vacant possession upon completion.

### **Services**

All mains services are connected to the properties.

### **Local Authority**

South Cambridgeshire District Council

### **Outgoings**

Estate Management Charge – awaiting confirmation

### **Viewing**

By prior telephone appointment with Bidwells –  
t: 01223 841842

### **EPC Rating**

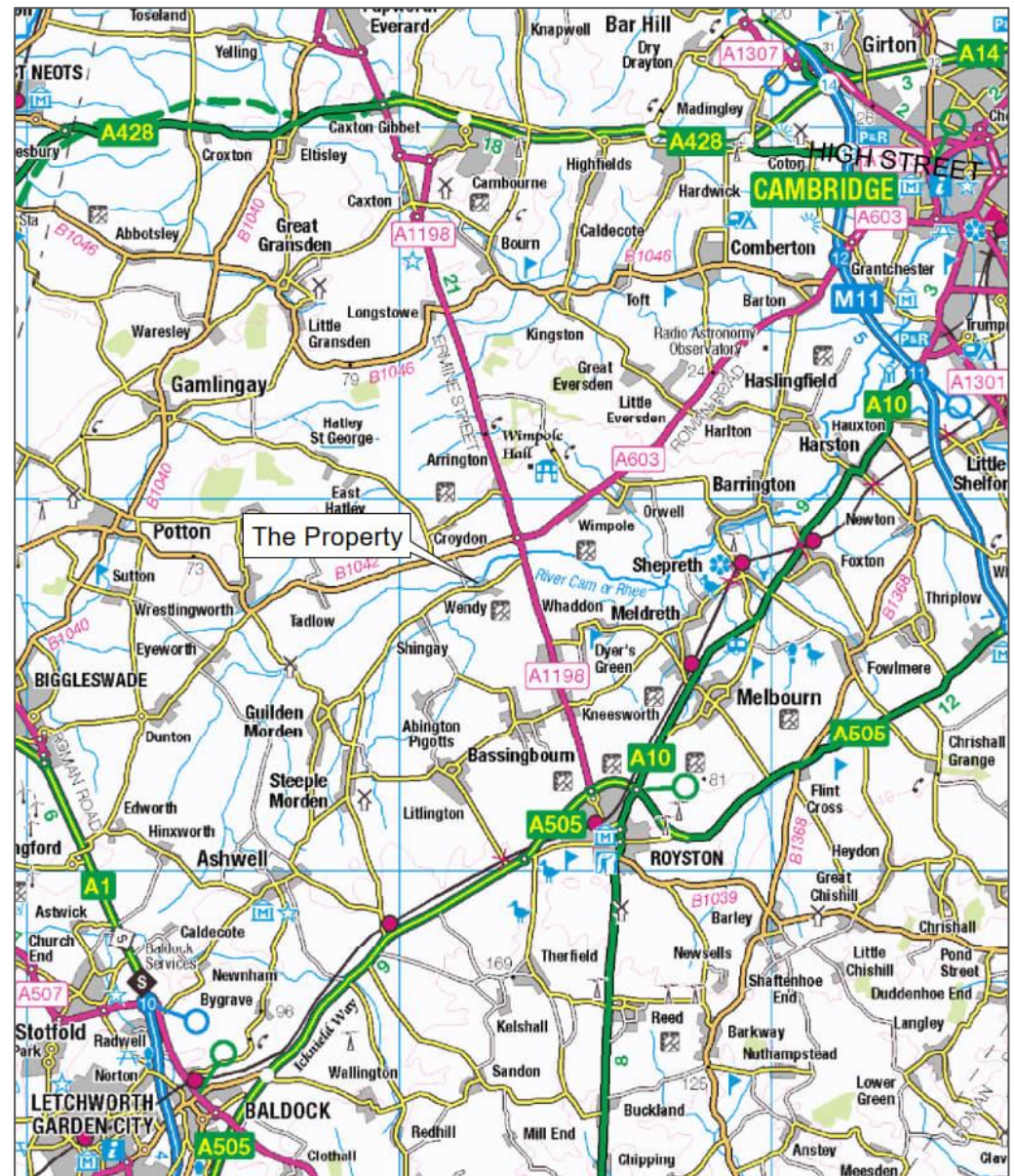
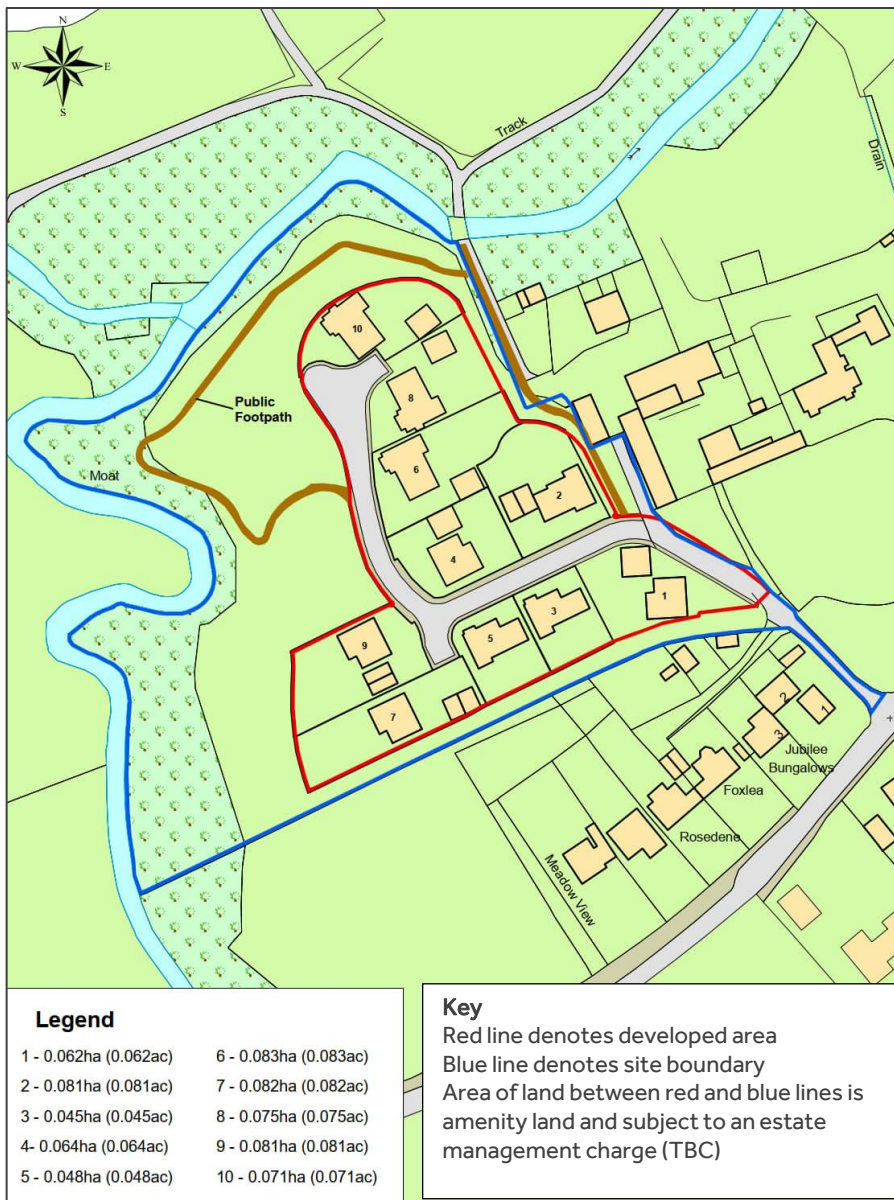
Each of these homes has a B rated EPC.

### **Enquiries to:**

Cambridge New Homes  
01223 841842  
cambridgenewhomes@bidwells.co.uk

### **Health and Safety**

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.



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