



1 Robinson Mews Kendal Way
Cambridge, CB4 1LP

Guide price £699,500

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- Detached family home
- Flexible 3/4 bedroom layout
- Air-source heating
- EV charging point
- 6 year PCC Architects certificate warranty
- Baulogic home automation

A brand new, detached 3/4 bedroom family home of about 1200 sq. ft, finished with high-quality, high-tech specification, and located in a quiet position on a private road within 5 minutes of the Science Park.

This attractive scheme of just two detached houses by Stemma Homes and designed by award winning PiP Architects. The principal focus is on comfort, flexibility, and efficiency. This is highlighted with the inclusion of state-of-the-art Baulogic home automation, stylish contemporary hand-finished kitchens by Cambridge Crafted Kitchens, and Velfac windows and doors.

Stemma Homes has partnered with Baulogic, a British pioneer in home automation, to bring cutting-edge technology to the homes they build. Each property is designed for maximum comfort, energy efficiency, and security, right out of the box you can control your home with beautifully designed physical switches, a secure mobile app for remote access from anywhere, or fully automated routines that adapt to your lifestyle. No complicated apps, no DIY installs, just effortless, elegant control from the moment you move in.

The internal layout is both spacious





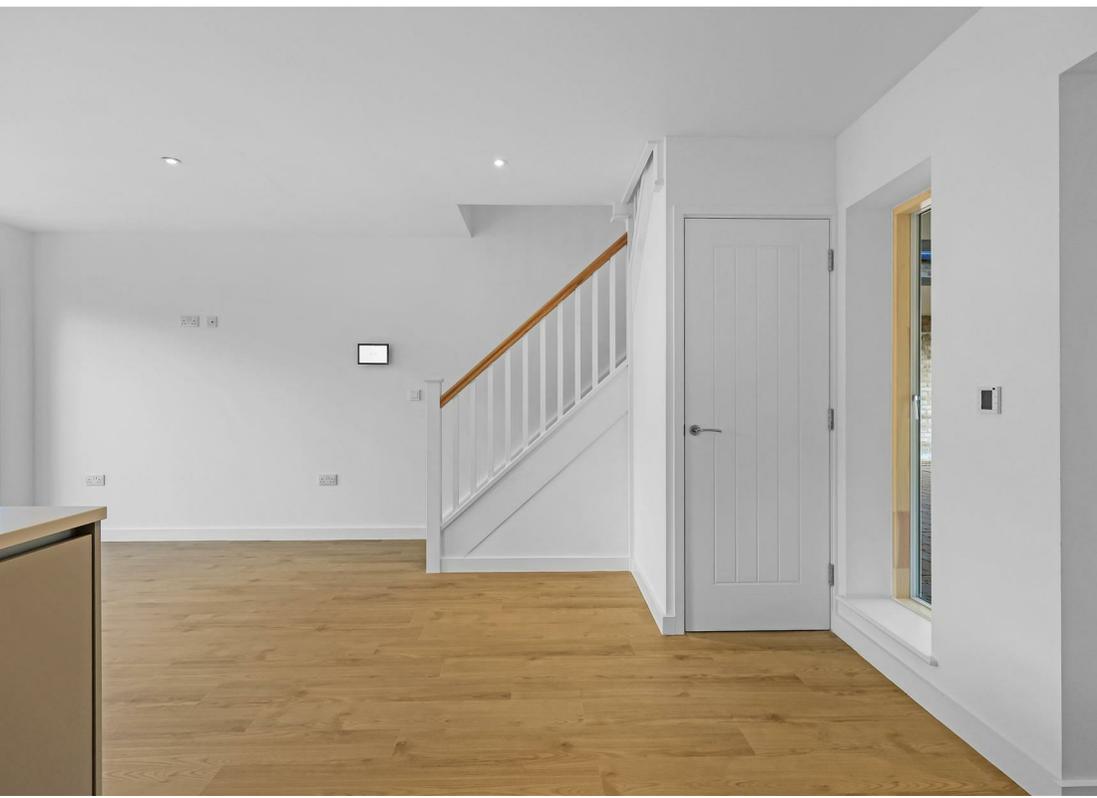
and versatile, perfect for families of all ages or those wanting the flexibility of ground-floor living.

The ground floor includes a spacious hallway, a study/bedroom four and a shower room and WC. The main living space is open-plan and has a fantastic, well-equipped kitchen. There are two sets of sliding doors overlooking the garden, making the room feel light and spacious.

On the first floor, the layout affords three good-sized bedrooms, the main room is en-suite, and there is a family bathroom with a separate walk-in shower.

Outside, at the front, there is a covered parking area and EV charging, side access leads to the surprisingly large rear gardens which are perfect for families with good sized lawn areas and paved terraces.

What3words: ///dare.glaze.buyers



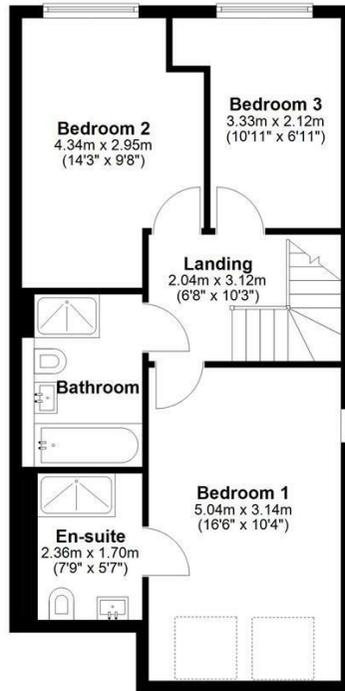
Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



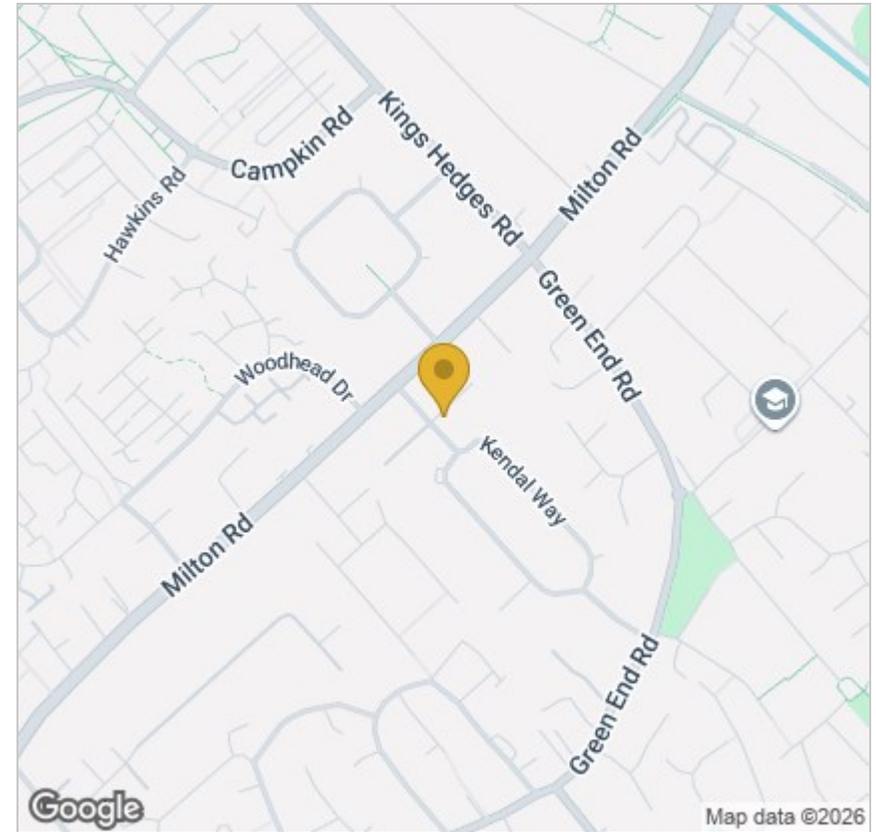
First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)

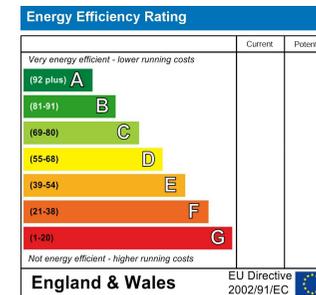


Total area: approx. 104.1 sq. metres (1120.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold
Council tax band: New Build, band TBC

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