



79 Peacock Drive, Highfields Caldecote, CB23 7FE
Guide Price £399,950 Freehold



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A MODERN THREE BEDROOM SEMI-DETACHED HOUSE, CONSTRUCTED IN 2022 BY LINDEN HOMES, EXTREMELY WELL PRESENTED THROUGHOUT WITH OFF ROAD PARKING, ENCLOSED REAR GARDEN AND ENJOYING A TRANQUIL CUL-DE-SAC POSITION WITHIN THIS POPULAR VILLAGE.

- Semi-detached house
- 3 beds, 2 baths, 1 recept
- Constructed in 2022
- Off road parking
- Council tax band - C
- 875 Sqft / 81 Sqm
- 0.04 acres
- Gas fired central heating to radiators
- EPC - B / 84
- NHBC Guarantee

This contemporary semi-detached house was constructed in 2022 by award winning Linden Homes, a bright and spacious house with an excellent energy performance certificate rating with extremely cost effective running cost and making it an ideal first time or investment buyer property. The property enjoys a tranquil cul-de-sac setting with off road parking and EV charging system and a good sized enclosed rear garden. The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, karndean flooring and a cloakroom/WC just off.

The kitchen/breakfast room is fitted with contemporary cabinetry, ample fitted working surfaces with inset single sink unit, mixer tap and drainer, a range of integrated appliances including a gas hob, oven, extractor, fridge/freezer, dishwasher and washing machine plus a discreetly positioned wall mounted Ideologic gas fired central heating boiler. The large dining room boasts a deep under stairs storage cupboard and French doors out to the garden.

Upstairs, off the half galleried landing are three bedrooms and a luxury family bathroom. The master bedroom boasts en suite facilities.

Outside, there is a small neat lawned front garden with paved pathway to the front door, a driveway providing off road parking for two cars with an EV charging system. Gated access leads to the rear garden which is mainly laid to lawn with a large covered terrace, ideal for alfresco dining and summer evening entertainment and all enclosed by fencing.

Location

Highfields Caldecote derives its name from the two parishes that make up the combined village which is located approximately 7 miles west of Cambridge and is situated off the A428 Bedford Road. Its convenient location allows easy access to the City of Cambridge, M11, A1 and A14.

Within Caldecote is a primary school, Parish Church and village shop, a wider range of facilities are available in nearby Cambourne (3 miles) including a Morrisons supermarket, doctors' surgery, day care nursery and hotel. In addition the village falls within the catchment area for the highly regarded and sought after Comberton Village College. It is a village also surrounded by glorious open countryside over which there are many fine walks. Bourn and Comberton Golf Clubs are also about 2 miles away.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - C

Fixtures and Fittings

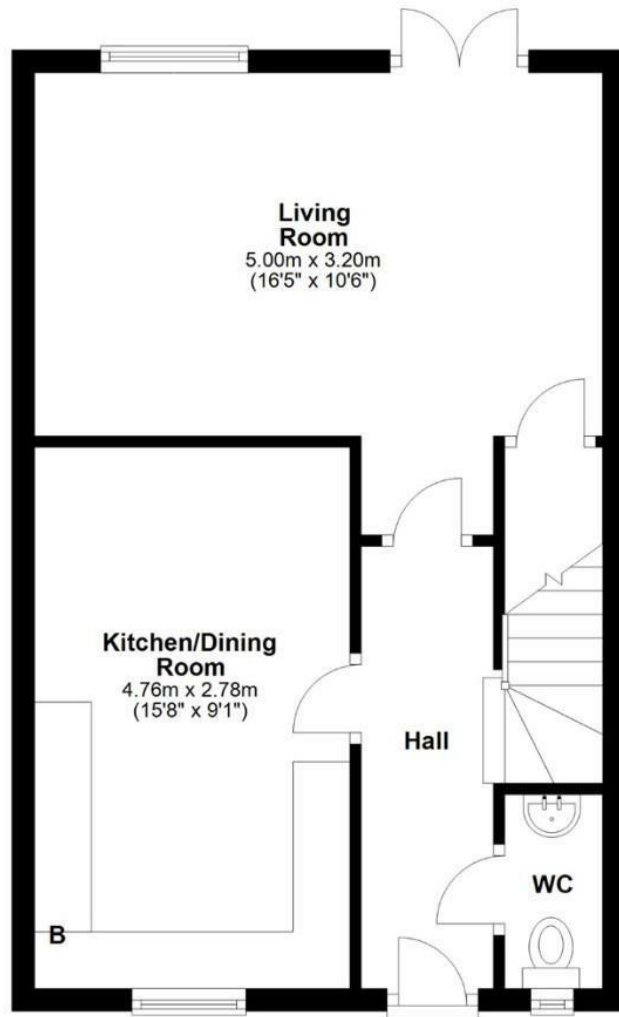
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

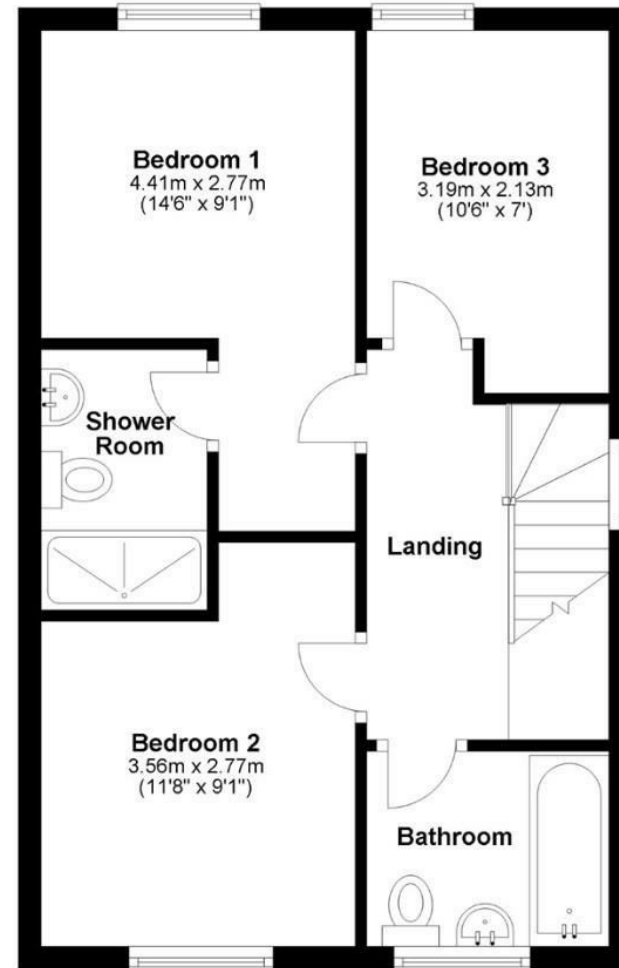
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

