



4 St. Peters Road, Coton, Cambridge, CB23 7PR  
Guide Price £635,000 Freehold



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**AN ESTABLISHED, DETACHED, SINGLE STOREY RESIDENCE OFFERING BRIGHT AND SPACIOUS ACCOMMODATION, SET WITHIN MATURE GARDENS WITH AMPLE PARKING AND A DOUBLE LENGTH GARAGE SET WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.**

- 3 bedroom detached bungalow
- 1100 sqft / 103 sqm
- Off road parking and double length garage
- Built in 1950s
- EPC - D / 63
- 2 reception rooms
- 0.14 acre / 566 sqm
- Gas-fired central heating
- Potential expansion subject to planning consents
- Council Tax Band - E

The property occupies a pleasant, no-through road position, set back from the road and just a short walk from the village primary school, church and public house. The property offers enormous potential for expansion and although immaculately presented throughout, it does require some updating also.

In brief, the accommodation comprises, a spacious and welcoming reception hall with original parquet flooring, a fitted storage cupboard and a cloakroom w.c just off. The sitting room boasts an open fireplace (which would need surveying) with patio doors to the garden and this room opens to a dining room, again with parquet flooring running through both rooms. The kitchen is fitted with base level and wall mounted storage cupboards, fitted working surfaces with an inset single sink and drainer with space for an electric cooker, dishwasher and washing machine. Off the inner hallway are three good-sized bedrooms and a family bathroom. from the kitchen there is a covered side passageway with a door to both the front and rear.

Outside, the property is set back from the road behind an expansive, lawned front garden with flower and shrub borders. A generous, block paved driveway provides parking for several vehicles and leads to a double-length garage with an up-and over door, power and light connected with a workshop area to the rear. Gated side access leads to the rear garden, which is laid predominantly to a manicured lawn with well-stocked flower and shrub borders and beds, a selection of trees and bushes, a block paved patio and a greenhouse with a personal door to the garage and all is enclosed by fencing.

#### **Location**

Coton is a quiet village situated just over 2 miles west of the city centre and surrounded by gently undulating countryside. Communications are excellent, Junctions 12 and 13 of the M11 are close by and the city can be reached within a few minutes drive either via the Madingley or Barton Roads. Alternatively the famous Coton footpath brings the Backs of the Colleges within enjoyable cycling distance. The village is consequently very popular in University circles due to its close proximity to the principal Colleges and University departments. Two 18 hole golf courses are within easy reach.

#### **Tenure**

Freehold

#### **Services**

All mains services connected.

#### **Statutory Authorities**

South Cambridgeshire District Council.

Council Tax Band - E

#### **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.





**Approx. gross internal floor area 103 sqm (1100 sqft) excluding Garage**

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            | <b>63</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

