

12 Peacock Close, Cottenham, Cambridge, CB24 8BA

Offers In Excess Of £515,000 Freehold

REDMAYNE ARNOLD & HARRIS

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HAVING BEEN CONSTRUCTED BY REDROW IN 2023, THIS DETACHED FAMILY HOME PROVIDES GENEROUS ACCOMMODATION ACROSS TWO FLOORS AND OFFERS FURTHER POTENTIAL WITH NEIGHBOURING HOMES HAVING CONVERTED THEIR GARAGE TO INTERNAL LIVING ACCOMMODATION.

- Detached house
- Constructed in 2023 by Redrow
- Gas fired central heating to radiators
- 7 year NHBC warranty
- Council tax band-E
- 3 bedrooms, 1 reception room, 3 bathrooms
- 1257.9 sqft/116.9 sqm
- Driveway parking for 3 vehicles and a garage
- EPC-B/84

Nestled away from the main road down a private lane providing access to just four homes, this Oxford Lifestyle home occupies a tranquil position just a short walk from Linear Park.

Having been constructed in 2023, the owners purchased the property from new and chose to have many upgrades which include high end Siemans appliances in the kitchen, porcelain half height tiling in all three en-suites and the downstairs WC, upgraded flooring, and wardrobes in each bedroom. The owner has also installed Hilary's Blinds throughout.

To the ground floor the property comprises of an entrance hallway, a large lounge with bay window overlooking the front and a splendid open plan kitchen/dining area opening onto the South facing rear garden. The kitchen dining area is the hub of the house and includes a fully fitted kitchen with storage at both eye level and base level as well as many integrated appliances. Completing the ground floor space is separate utility room with space for both a washer/dryer and a WC accessible to the side.

To the first floor are three double bedrooms with each bedroom benefitting from an en-suite. Bedroom one has a delightful bay window, a walk in dressing area and an ensuite bathroom with both a bath and a double enclosed shower. Bedrooms two and three each have fitted wardrobes and an en-suite shower rooms.

Externally – To the front of the property is a lawn area and driveway parking providing parking for three vehicles. Off the driveway is an integral garage which have been converted on similar homes within the development to provide additional living space and increasing the internal footprint by another 172 sqft. The rear garden of the property is south facing, fully enclosed and laid predominantly to lawn. The owners of the property have planted saplings to the rear border to provide further privacy in years to come.

Location
Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Tenure
Freehold

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

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



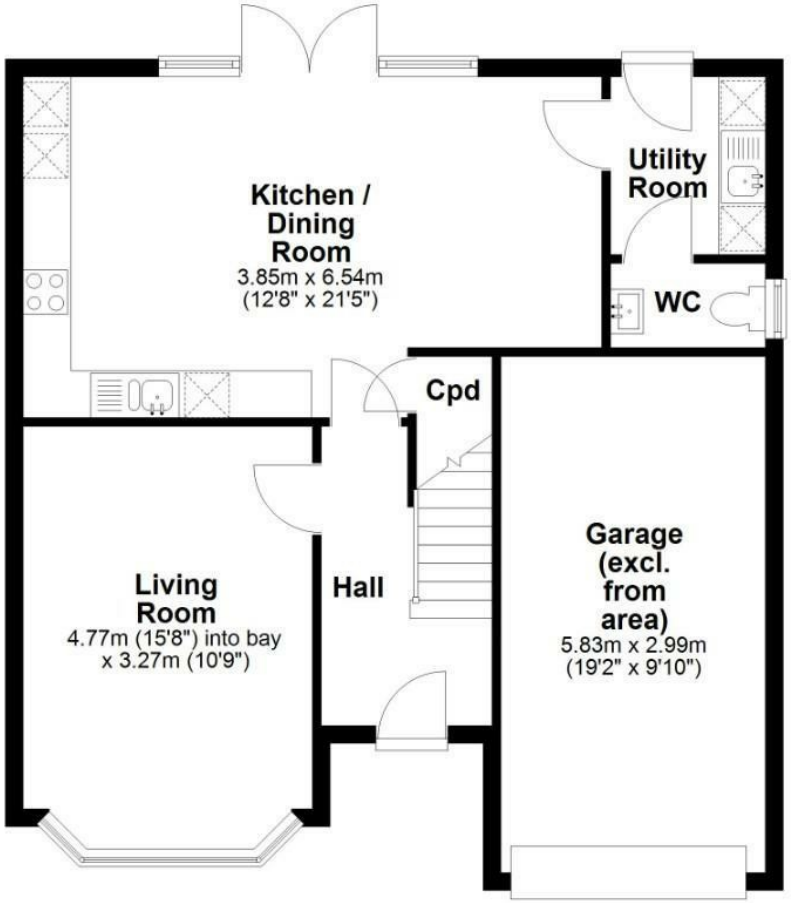




Ground Floor

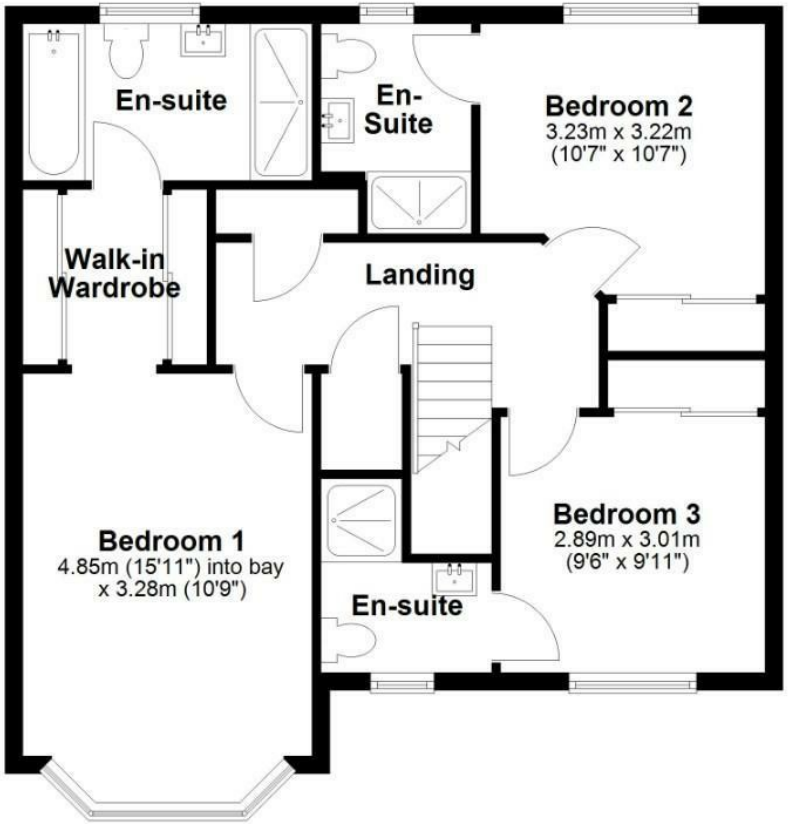
Main area: approx. 51.8 sq. metres (557.6 sq. feet)

Plus garages, approx. 17.4 sq. metres (187.6 sq. feet)



First Floor

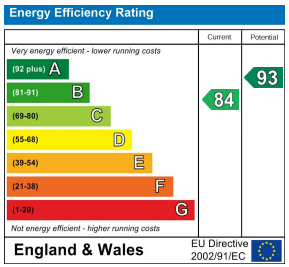
Approx. 65.1 sq. metres (700.3 sq. feet)



Main area: Approx. 116.9 sq. metres (1257.9 sq. feet)

Plus garages, approx. 17.4 sq. metres (187.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.









