



4 Brenda Gautrey Way, Cottenham, Cambridge, CB24 8XW

Guide Price £650,000 Freehold

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AN EXECUTIVE, FOUR-BEDROOM, DETACHED FAMILY HOME BENEFITTING FROM A DOUBLE GARAGE, LANDSCAPED REAR GARDEN AND IN EXCELLENT DECORATIVE ORDER THROUGHOUT.

- Detached family home
- 1642.5 sqft/152.6 sqm
- Constructed in 1998
- Double garage and double driveway
- Council tax band - F
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- 0.11 acre plot
- Gas fired central heating to radiators
- EPC-C/69

Constructed in 1998 this generous family home was later extended to the rear and provides spacious accommodation over two levels, measuring 1642.5 sqft/152.6 sqm. Having been sympathetically improved by the current owner, the property is in turnkey order and is ideal for growing families who are wanting to establish themselves within this popular village.

To the ground floor the property comprises, three reception rooms which includes a spacious lounge with bay window to the front, a study overlooking the front aspect and a conservatory which was constructed by Anglia Home Improvements and later had a replacement composite roof in 2021. The property has a splendid kitchen/dining area ideal for entertaining from home and benefits from integrated appliances including a dishwasher, two ovens, an under-counter fridge and an under-counter freezer. Completing the ground floor is a separate utility room off the kitchen and a WC located off the spacious entrance hall.

To the first floor of the property, you will find four spacious bedrooms which include fitted wardrobes to bedrooms three and four. The enviable master bedroom suite benefits from a walk in dressing area and en-suite shower room which is mainly tiled, has a single enclosed shower, low level WC, a wall mounted sink with vanity unit below and a heated towel rail. Serving the remaining bedrooms is a recently replaced bathroom suite which is fully tiled and benefits from a single enclosed shower, a panelled bath, a low-level WC and a wall mounted sink with a vanity unit below.

Externally – The property is accessed through a private driveway providing access to five properties. To the front of the property is a generous driveway providing parking for two vehicles and a linked double garage with two up and over doors and power and lighting. The front further benefits from a porcelain patio leading towards the front door with a crisp, white graveled frontage. The rear garden has been beautifully landscaped by the current owner and offers well stocked borders, a small lawn and several patio areas which include a circular patio beneath a covered pergola and further patio with brick pillars and raised beds surrounding.

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 - F

Fixtures and Fittings

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

Viewing

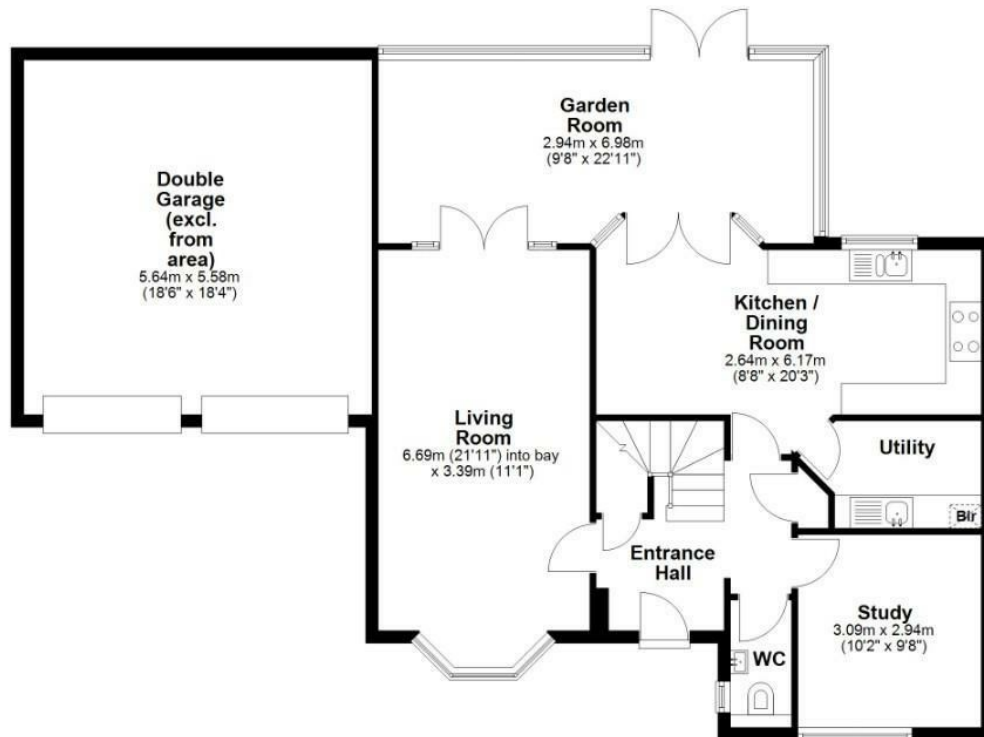
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Ground Floor

Approx. 86.6 sq. metres (932.7 sq. feet)



First Floor

Approx. 65.9 sq. metres (709.8 sq. feet)



Total area: approx. 152.6 sq. metres (1642.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	74
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.



