

35 Nicholas Way, Cottenham, Cambridge, CB24 8AX

Offers Over £750,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AN IMPRESSIVE AND SUBSTANTIAL FAMILY HOME, FINISHED TO AN EXTREMELY HIGH STANDARD AND SITUATED IN THIS HIGHLY SOUGHT-AFTER DEVELOPMENT. BOASTING A PREMIUM POSITION WITH FAR REACHING FIELD VIEWS.

• Substantial detached family home • Built in 2022 • 2077.6 sqft / 193 sqm • 4 bedrooms, 3.5 bathrooms, 4 reception rooms • Extended, providing a bright family space • Open-plan kitchen/dining/living room • Gas-fired heating to radiators • PV panels • Plot size - approx 0.1 acres • Driveway parking for several cars

35 Nicholas Way, has undergone a number of significant improvements and enlargement since the property was built in 2022.

The most significant improvement has been the almost 200 sqft single storey extension, creating a vast and versatile space. The flooring has been replaced with a limestone tile, that seamlessly blends the inside to the outside with the patio also laid with a limestone tile, and two large sets of sliding doors allowing the entertaining space to extend into the garden. The kitchen has upgraded integrated Siemen's appliances and quartz worktops.

A large, welcoming entrance hall provides access to all principal rooms and a w.c. The bay fronted living room has been fitted with shutters, a media wall, a feature fireplace creating a centrepiece for the room, with built-in cabinetry and shelving in both alcoves.

The rear of the property is the principal living space measuring around 650 sqft, with an impressive open-plan kitchen and a central island with a breakfast bar.

The kitchen is fitted with a range of sleek, shaker-style base and eye-level cabinetry, a five-ring gas hob, an overhead extractor, two integrated ovens, a dishwasher and two full-sized fridge-freezers. This sociable space connects to the dining area through to the sitting room, both with sliding doors opening to the garden. The utility room offers further storage with space for a washing machine and a tumble dryer, and access to both the rear and front gardens.

The first floor comprises of four well-proportioned double bedrooms, with the principal bedroom and bedroom two benefiting from ensuite shower rooms and built-in wardrobes. Bedrooms three and four are serviced by the family bathroom fitted with a modern three-piece white suite, with a shower over the bath.

Outside, there is a large enclosed rear garden, with a limestone patio, artificial grass, raised beds and gated side access. To front, there is driveway parking for multiple cars and a store room accessed via double garage door.

Agent's Note
There is a charge of £245.00 per annum for the maintenance of the communal areas within the development. This is reviewed annually and adjusted according to associated costs.

Location
Cottenham is a large and 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
Main services connected include: water, electricity, gas 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.

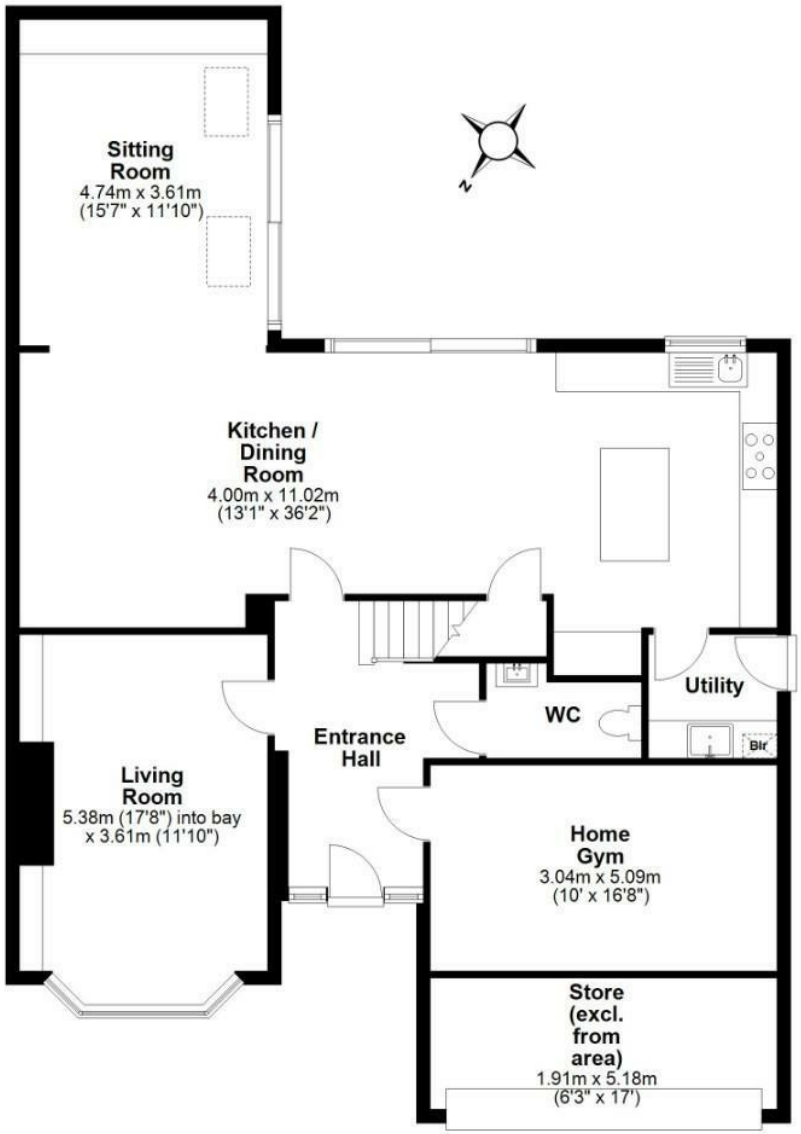




Ground Floor

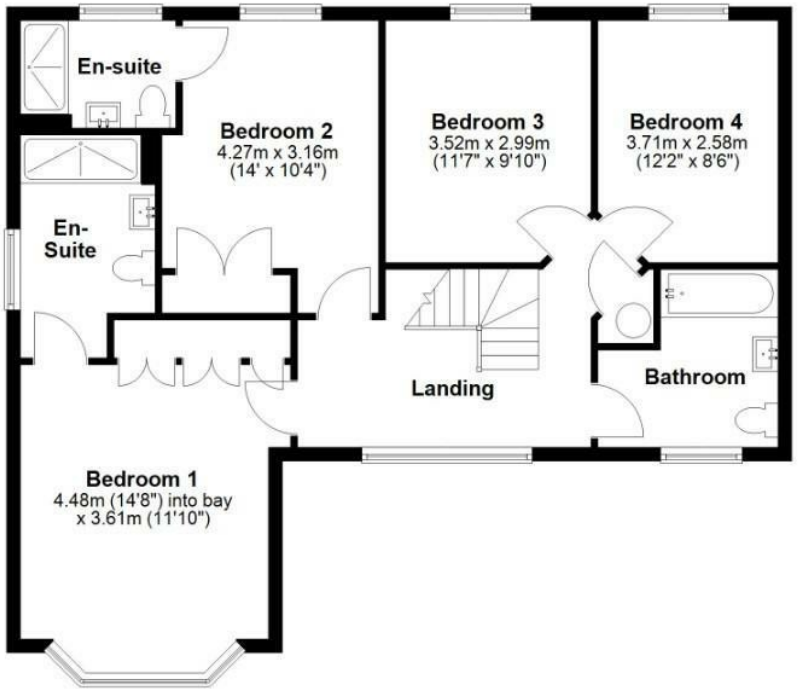
Approx. 114.5 sq. metres (1232.0 sq. feet)

(excluding Store (excl. from area))

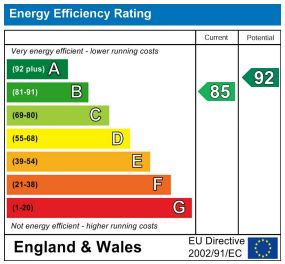


First Floor

Approx. 78.6 sq. metres (845.6 sq. feet)



Total area: approx. 193.0 sq. metres (2077.6 sq. feet)



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.











