

Goldfinch Drive, Cottenham, Cambridge, CB24 8XY

Guide Price £475,000 Freehold

REDMAYNE ARNOLD & HARRIS

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AVAILABLE TO PURCHASE WITH THE BENEFIT OF NO ONWARD CHAIN IS THIS FOUR-BEDROOM FAMILY HOME LOCATED WITHIN EASY REACH OF THE MANY AMENITIES NESTLED WITHIN THE HIGH STREET.

- Detached house
- Constructed in 1999
- Gas-fired central heating to radiators
- Plot size - approx - 0.05 acre
- Private south-facing garden
- 4 bedrooms, 2 reception rooms, 2 bathrooms
- 1209.1 sqft / 112.3 sqm
- Driveway parking, car port and garage
- EPC - C / 73
- Chain free

This four-bedroom detached home, originally constructed in approximately 1999, and unusually for a modern home, it is particularly well-proportioned and offers high ceilings throughout providing that sense of space. The property was subsequently extended to provide a modern conservatory adjoining the kitchen/dining room. The property occupies a desirable and quiet position within this popular residential area of Cottenham and offers spacious and versatile accommodation arranged over two floors, together with a generous driveway, carport, garage and a private, enclosed rear garden.

The property is approached via a spacious entrance hall, providing a welcoming first impression and access to the principal ground floor accommodation. A useful cloakroom/WC is situated off the hallway, whilst stairs rise to the first floor with useful storage beneath. The living room is a comfortable and well-proportioned reception space, featuring a large bay window to the front elevation which provides an attractive outlook and allows plenty of natural light into the room.

To the rear of the property is a generous kitchen/dining room, fitted with a replacement Shaker-style kitchen offering a range of wall and base level units together with ample work surface and storage provision. Opening directly from the kitchen/dining room is a modern conservatory, creating an additional reception space with a pleasant outlook over the rear garden. Bi-folding doors open directly onto the patio, providing a seamless connection between the house and garden and making the space particularly well suited to entertaining during the warmer months.

The first floor provides four bedrooms in total. The principal bedroom is a generous double bedroom and benefits from fitted wardrobes and a private en-suite shower room. A further double bedroom is complemented by two well-proportioned single bedrooms, providing flexibility for family living, children's bedrooms, a home office or occasional guest accommodation. Completing the first floor is a family bathroom suite with panelled bath and shower above.

Externally, to the front the property benefits from a tandem driveway providing off-road parking beneath a useful carport. The driveway continues through to a generously proportioned, brick-built garage beneath a pitched roof, which benefits from storage space in the eaves and both power and lighting.

The rear garden is south-facing, enclosed and enjoys a high level of privacy. It is predominantly laid to lawn, with established herbaceous borders providing colour and interest to the side. A paved patio area immediately adjoining the conservatory and accessed via the bi-folding doors provides an excellent outdoor entertaining space, ideal for dining and relaxing during the warmer months.

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
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

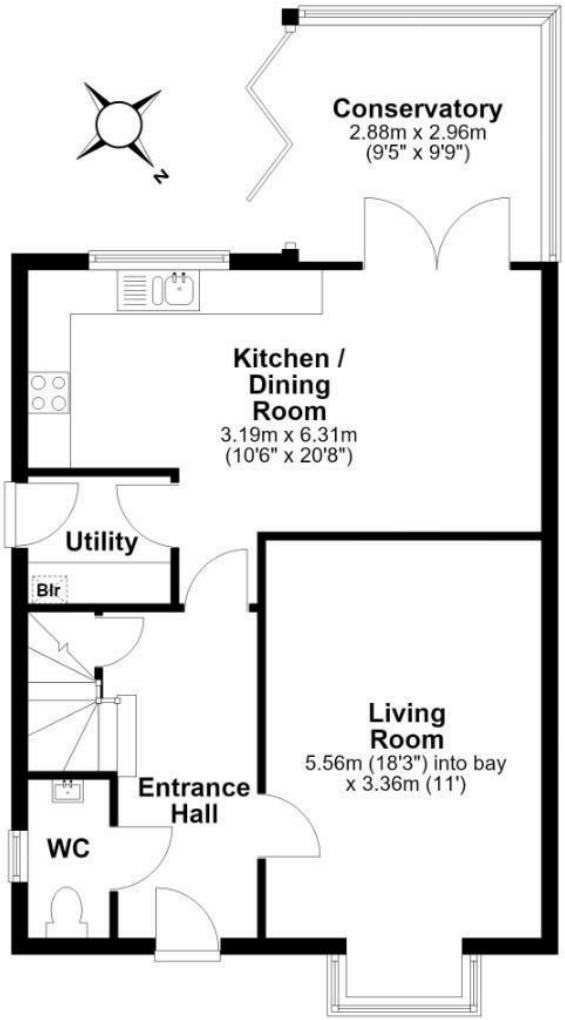






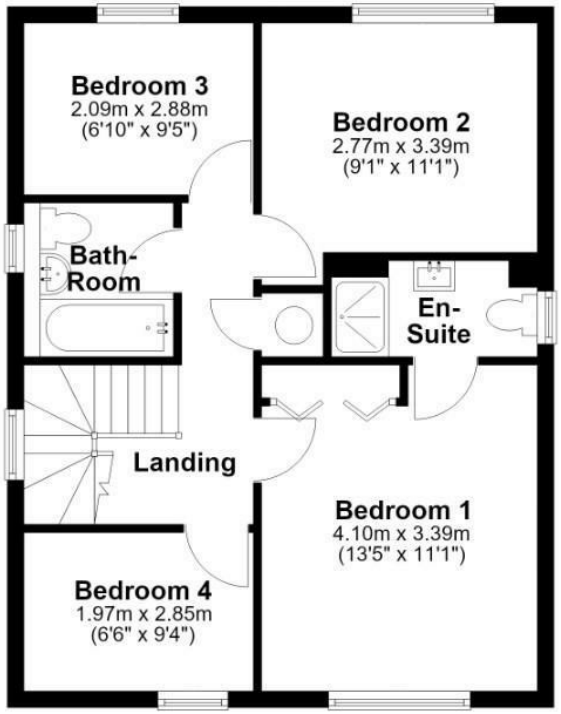
Ground Floor

Approx. 60.3 sq. metres (648.6 sq. feet)



First Floor

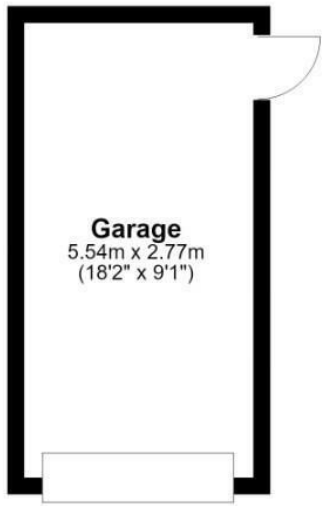
Approx. 52.1 sq. metres (560.5 sq. feet)



Outbuilding

Main area: approx. 0.0 sq. metres (0.0 sq. feet)

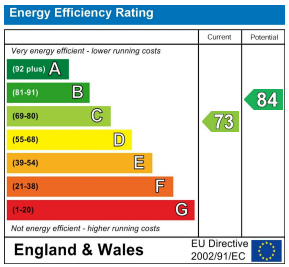
Plus garages, approx. 15.3 sq. metres (165.2 sq. feet)



Main area: Approx. 112.3 sq. metres (1209.1 sq. feet)

Plus garages, approx. 15.3 sq. metres (165.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
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.















