



Peakes Court, Coton, CB23 7GX

CHEFFINS

Peakes Court

Coton,
CB23 7GX

This charming, barn-style end-of-terrace residence offers stylish and versatile accommodation as part of this select development, built in 1999. Set in an attractive and secluded location, it enjoys a prime position in this highly sought-after and convenient village.

LOCATION

Coton is a picturesque village located just 3 miles west of Cambridge city centre, offering the perfect blend of rural charm and convenient access to urban amenities. Surrounded by open countryside and green spaces, Coton provides a peaceful setting ideal for families and nature lovers. The village itself is home to a well-regarded primary school, a traditional pub, and the popular Coton Orchard Garden Centre, which includes a farm shop and café. For outdoor enthusiasts, the Coton Countryside Reserve offers scenic walking and cycling routes with views over Cambridge. Accessibility is a key feature, with quick access to the M11 motorway for commuting to London and beyond, as well as regular bus services to Cambridge. The city centre, renowned for its historic university, vibrant shopping districts, and cultural attractions, is just a short drive or cycle away, making Coton an appealing location for those seeking the tranquility of village life with the convenience of close city connections.

2 1 1

Guide Price £400,000





STORM PORCH

covering the entrance door with paved flooring, panelled glazed door leading through into:

ENTRANCE HALLWAY

with storage cupboard, panelled doors leading into respective rooms.

FAMILY BATHROOM

comprising three piece suite; with combined shower and bath with wall mounted shower head, separate hot and cold taps, glazed shower partition, low level wc with hand flush, hand wash basin with separate hot and cold mixer taps, decorative tiled surround, tiled flooring, radiator, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers, wood effect rolltop worksurface, inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated four ring gas hob, concealed extractor fan above, decorative tiled splashback, integrated Bosch oven below, integrated and concealed fridge/freezer, Bosch dishwasher, space and plumbing for washer/dryer, inset LED downlighters, wall mounted Ideal gas fired combi boiler providing hot water and heating for the property, tiled flooring, double glazed windows to side aspect, opening through into:

DINING ROOM

with tiled effect flooring, radiator, double glazed window to side aspect, panelled door leading through into:

SITTING ROOM

with part vaulted ceilings, feature fireplace with brick surround, wooden mantel and tiled hearth, stairs rising to first floor accommodation with understairs storage cupboard, panelled door back round to entrance hall, radiator, double glazed window to side aspect, panelled glazed set of French doors leading out onto garden.

FIRST FLOOR

LANDING

with part vaulted ceiling, loft hatch, door providing access into storage cupboard fitted with railings and shelving, feature window to side aspect.

BEDROOM 1

with vaulted ceilings, double glazed Velux skylight with fitted blinds to front aspect, double glazed window to side aspect.

BEDROOM 2

with vaulted ceilings, eaves storage cupboard, double glazed window overlooking garden and feature window to side aspect.

OUTSIDE

To the front of the property is a garden principally laid to lawn with a well stocked bedded area in the corner and further enclosed via a continuation of the brick wall, a concrete pathway leads to the front entrance door and is led off the main Peakes Court development. Peakes Court itself is accessed off Coton High Street via a dropped kerb leading onto a gravelled driveway where there is the communal parking and bin store and where there is two allocated parking spaces.

To the rear of the property is an enclosed and private garden principally laid to lawn with a paved patio area led directly off the rear part of the property with a number of mature shrubs and trees bordering the garden and timber storage shed. The garden is predominantly enclosed via a brick wall and with fencing to the left hand boundary.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		82	
(81-91) B			
(69-80) C	71		
(55-68) D			
(39-54) E			
(21-38) F		82	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £400,000

Tenure - Freehold

Council Tax Band - E

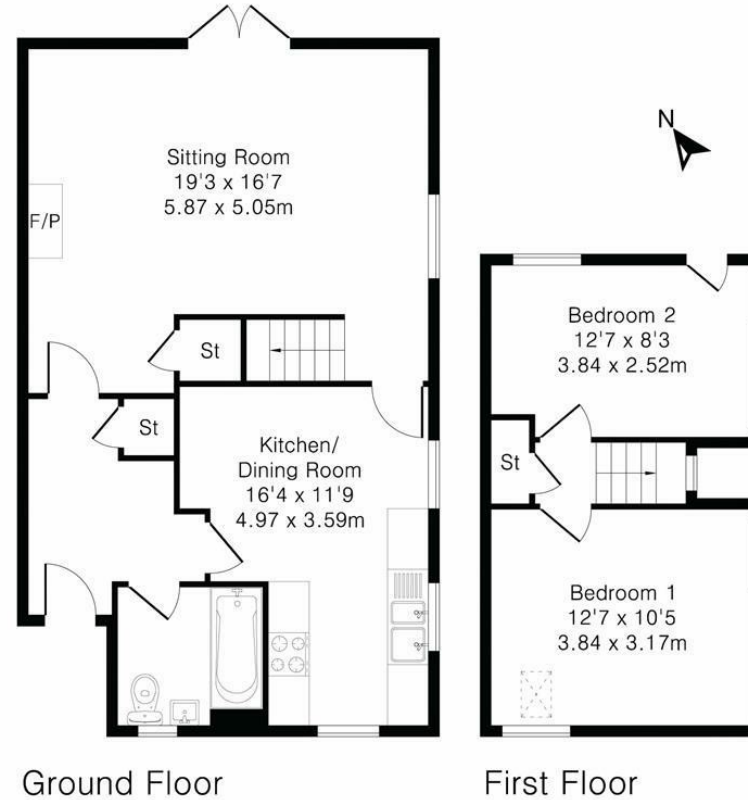
Local Authority - South Cambridgeshire District

Council

Approximate Gross Internal Area 872 sq ft - 81 sq m

Ground Floor Area 604 sq ft - 56 sq m

First Floor Area 268 sq ft - 25 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

