



Coltsfoot Close, Cambridge, CB1 9YH

CHEFFINS

Coltsfoot Close

Cambridge,
CB1 9YH

A four bedroom detached property extending to approximately 1376sqft and arranged over two floors further benefitting from off-road parking for multiple vehicles, a double garage and a generous rear garden. The property is located close to local amenities and transport links.

4 2 2

Guide Price £650,000





LOCATION

Coltsfoot Close is situated in a popular residential area to the east of Cambridge, offering an excellent balance of peaceful living and everyday convenience. The property is well placed for access to Addenbrooke's Hospital, the Cambridge Biomedical Campus and ARM, making it an ideal location for professionals. Cambridge city centre is easily reached by bicycle, bus or car, while Cambridge Railway Station provides regular services to London King's Cross and Liverpool Street. Nearby amenities include supermarkets, schools, parks and leisure facilities, with the Beehive Centre and Newmarket Road retail parks close at hand. Excellent road connections via the A14, M11 and A11 provide convenient links to London, Stansted Airport and the wider region.

UPVC DOUBLE GLAZED DOOR

into:

LOBBY

with tiled flooring, wall light, upvc double glazed frosted windows overlooking the front of the property and door into:

ENTRANCE HALL

with wood effect Karndean flooring, fuse box, downlight, radiator, stairs to first floor, understairs storage space and access into various rooms.

DOWNSTAIRS W C

carpeted, low level w.c., wash hand basin, radiator, downlight, upvc double glazed frosted window onto entrance lobby.

KITCHEN/BREAKFAST ROOM

with a range of soft close floor and wall units, Corian worktop, stainless steel one and a half sink and drainer with mixer tap, integrated 4 ring AEG induction hob with stainless steel splashback and Neff extractor fan, integrated Neff oven and combination microwave oven, integrated Miele dishwasher, space for fridge/freezer, wood effect laminate flooring, upvc double glazed windows overlooking front of the property, downlight and Velux windows.

UTILITY ROOM

with a range of floor and wall units with laminate worktop, stainless steel sink and drainer, carpeted, radiator, downlight, space and plumbing for washing machine, boiler and upvc double glazed door leading out onto side passage into the rear garden.

DINING ROOM

with wood effect laminate flooring, upvc double glazed windows overlooking the rear of the property, radiator, downlight.

SITTING ROOM

carpeted, upvc double glazed window overlooking the rear of the property, upvc double glazed sliding door leading out onto the rear of the property, radiator, downlight, fireplace with timber mantelpiece, brick surround and stone hearth.

STUDY

carpeted, upvc double glazed windows overlooking the rear garden, radiator, downlight.

ON THE FIRST FLOOR

LANDING

carpeted, door into airing cupboard with water tank, access into loft space, upvc double glazed window overlooking front of the property, and various rooms including:

PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking front of the property, radiator, downlight, door into:

ENSUITE SHOWER ROOM

three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin, vinyl flooring, part tiled walls, built-in storage unit, double glazed frosted window overlooking side of the property, downlight, radiator.

BEDROOM 3

carpeted, radiator, upvc double glazed window overlooking front of the property, downlight.

BEDROOM 2

carpeted, upvc double glazed windows overlooking the rear garden, radiator, downlight.

BEDROOM 4

carpeted, upvc double glazed windows overlooking the rear garden, radiator, downlight.

BATHROOM

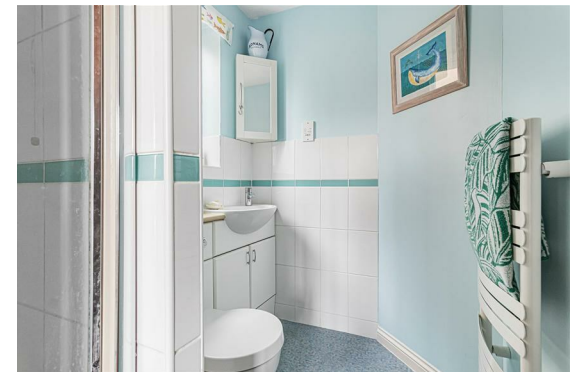
with vinyl flooring, part tiled walls, three piece suite comprising bath, low level w.c., wash hand basin, upvc double glazed frosted window overlooking rear of the property, downlight, radiator.

OUTSIDE

The property is approached via driveway offering off-road parking for multiple vehicles and access into DOUBLE GARAGE with up and over doors, concrete flooring, personal door into rear garden, power and

lighting. The front garden is predominantly laid to lawn with borders containing a variety of shrubs and hedges and pathway leading round to side access and into the rear garden.

The rear garden is south facing and has a terrace area perfect for outside seating and al fresco dining. The rear garden is fully enclosed via timber fencing and is predominantly laid to lawn with borders containing a variety of trees, shrubs and hedges as well as further flower beds, outside water tap, battery for solar panels.





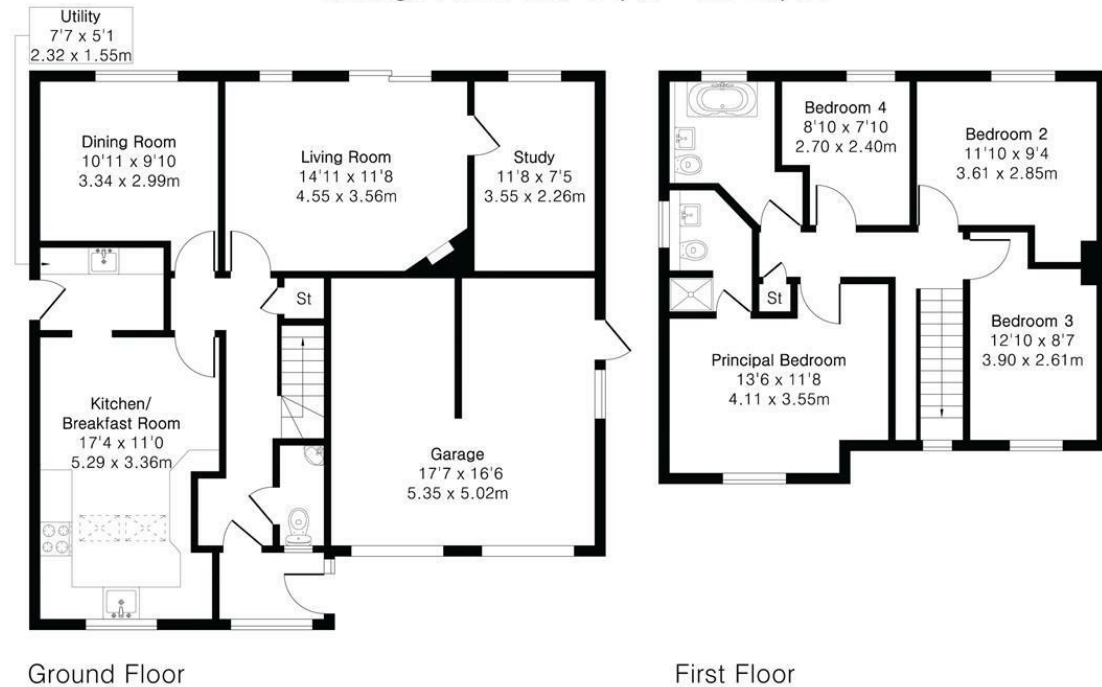


Approximate Gross Internal Area 1376 sq ft - 128 sq m (Excluding Garage)

Ground Floor Area 774 sq ft – 72 sq m

First Floor Area 602 sq ft – 56 sq m

Garage Area 267 sq ft – 25 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	85	89
EU Directive 2002/91/EC		

Guide Price £650,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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

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



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