



Leopold Walk, Cottenham, CB24 8XS

**CHEFFINS**

# Leopold Walk

Cottenham,  
CB24 8XS

- Detached Home
- Three Bedrooms, one with Ensuite
- Open Plan Kitchen/Dining Room
- Utility Room
- Solar Panels & Tesla Power Wall (All Fully Owned)
- Garage With Electric Door & Ready To Be Converted (STP)
- Resin Set Permeable Drive
- Landscaped Front & Rear Garden
- No Chain

An immaculately presented detached residence, finished to an extremely high standard, with a stylish open plan kitchen/dining room, fitted with EV charger, solar panels and Tesla power wall, situated at the end of this cul-de-sac and offered with no onward chain.

3 2 1

**Guide Price £475,000**





## LOCATION

Leopold Walk is pleasantly situated within a quiet residential development in the well-served village of Cottenham, located approximately 6 miles north of Cambridge. The village offers an excellent range of day-to-day amenities including a variety of shops, a supermarket, public houses, cafés, a post office, pharmacy and a library, together with a well-regarded primary school and Cottenham Village College. The location provides a strong sense of community while also offering convenient access to Cambridge city centre, which offers a wide range of shopping, dining and cultural facilities, as well as renowned educational institutions. For commuters, the A14 is easily accessible, providing connections to the M11, A1 and wider road network, while Cambridge North railway station is within easy reach, offering regular services into London and beyond. In addition, the surrounding countryside provides attractive walking and cycling routes, making the area particularly appealing to those seeking a balance between village living and accessibility to the city.

## STORM PORCH

covering panelled glazed entrance door leading through into:

## ENTRANCE HALL

with wood effect flooring, coved ceiling, radiator, stairs rising to first floor, timber panelled doors leading into respective rooms.

## CLOAKROOM

comprising of a two piece suite with w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage underneath wash hand basin, tiled surround, tiled upstand, extractor fan, heated towel rail, tiled flooring, lighting.

## OPEN PLAN KITCHEN/DINING ROOM

Dining area with wood effect flooring, full height radiator, inset LED downlighters, double glazed bay window overlooking garden, opening through to Kitchen comprising a collection of contemporary wall and base mounted storage cupboards and drawers with composite stone work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated AEG 4 ring induction hob with concealed AEG extractor above, integrated AEG oven below, space for fridge/freezer, integrated and concealed AEG dishwasher, integrated AEG microwave oven, wine cooler. The kitchen units extend round to form a peninsular with inset LED downlighters, double glazed window overlooking garden with panelled door leading through into:

## UTILITY ROOM

comprising a collection of wall and base mounted storage cupboards with inset stainless steel sink, hot and cold mixer tap, drainer to side, cupboard housing wall mounted Worcester gas fired boiler providing hot water and heating for the property, space and plumbing for washer/dryer, cupboard housing water softener, radiator, wood effect flooring, wall mounted Tesla backup gateway, extractor fan, double glazed window to front aspect, panelled glazed door fitted with privacy glass leading out onto side passage.

## SITTING ROOM

with wood effect flooring, inset LED downlighters, coved ceiling, full height radiator as well as low level radiator, double glazed bay window to front aspect, double glazed set of bi-folding doors leading out to garden.

## ON THE FIRST FLOOR

### LANDING

with inset LED downlighters, loft access, airing cupboard housing pressurised hot water cylinder with timber shelving, radiator, large feature window to front aspect, panelled doors leading into respective rooms.

### PRINCIPAL BEDROOM

with inset LED downlighters, radiator, double glazed window overlooking garden, panelled door leading into:

### ENSUITE SHOWER ROOM

comprising of a three piece suite with deep shower cubicle with dual wall mounted shower head, storage niche and accessed via glazed door, w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage underneath wash hand basin, tiled surround, heated towel rail, tiled flooring, inset LED downlighters, wall mounted mirror cabinet with lighting, double glazed window fitted with privacy glass out onto side aspect.

### BEDROOM 2

with radiator, double glazed window overlooking garden.

### BEDROOM 3

with built-in wardrobe fitted with railing and shelving, radiator, double glazed window to front aspect.

### BATHROOM

comprising of a three piece suite with combined shower and bath with hot and cold mixer bath tap, dual wall mounted shower head, glazed shower partition, w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled

surround, storage cupboard underneath wash hand basin, wall mounted mirror cabinet with lighting, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

## OUTSIDE

To the front the property is approached off Leopold Walk via a dropped kerb leading onto a driveway with enough parking for multiple vehicles and leading to the front garage door. The remainder of the front garden is bordered by well stocked bedding and enclosed by low level timber fencing. Tesla EV charging point.

To the rear of the property is a well manicured and landscaped garden principally laid to lawn with a large resin set permeable area in an L-shape hugging the rear part of the property providing a wonderful space to both relax and entertain ideal for outside furniture. There is a bed at the back of this as well as some established trees, the remainder of the lawned area is hugged by well stocked bedding with a paved patio and pergola to the very rear, timber potting shed laid on top of further patio area, outside power points, outside tap. Side door into GARAGE accessed via sectional electric door with Tesla Powerwall located in the garage, power and lighting.

## AGENTS NOTE

Please note the EPC currently states there are no smart meters at the property. There are smart meters for gas and electricity and the EPC is in the process of being corrected.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £475,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District

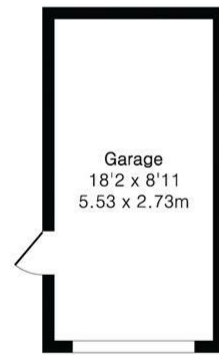
Council

## Approximate Gross Internal Area 975 sq ft - 90 sq m (Excluding Garage)

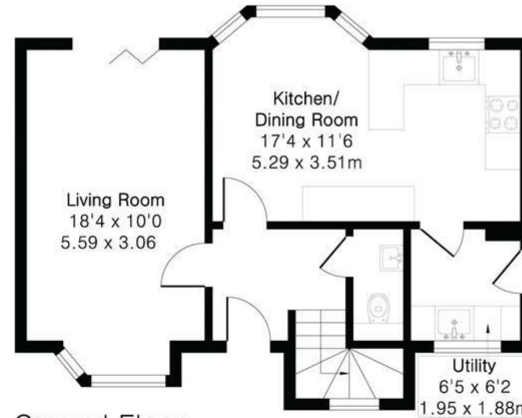
Ground Floor Area 499 sq ft - 46 sq m

First Floor Area 476 sq ft - 44 sq m

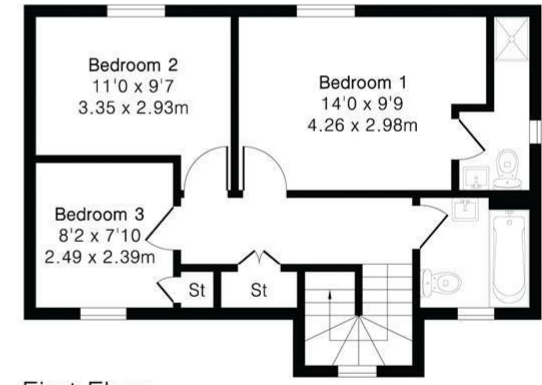
Garage Area 163 sq ft - 15 sq m



Garage



Ground Floor



First Floor

[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>.

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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.