Coltsfoot Close, Cambridge, CB1 9YH

CHEFFINS

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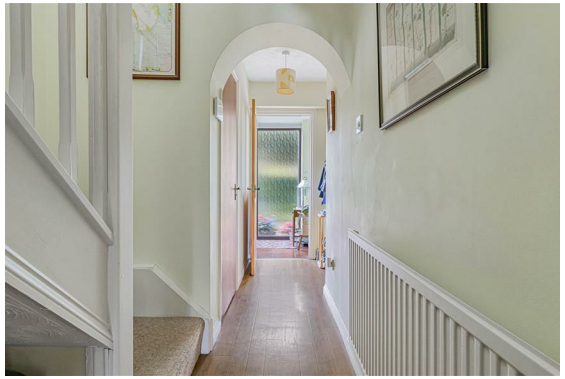
Guide Price £650,000

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.



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.

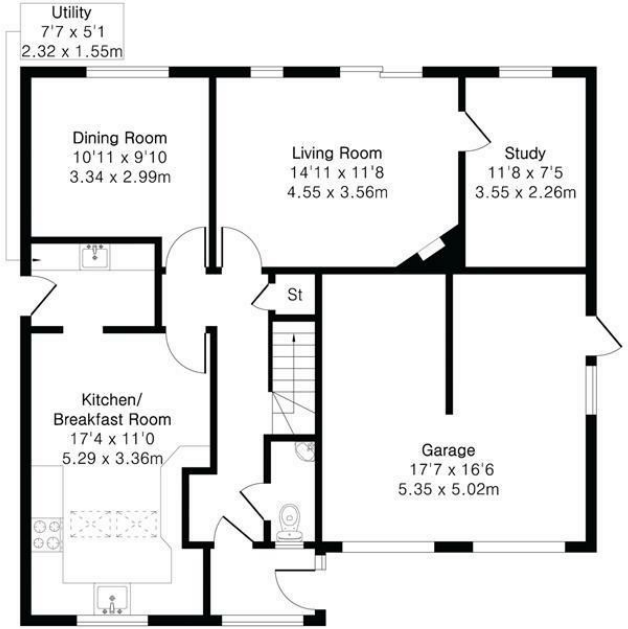
BATHROOM
with vinyl flooring, part tiled walls, three piece suite comprising bath, low level w.c., wash hand basin, upvc double glazed frosted window overlooking rear of the property, downlight, radiator.

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.

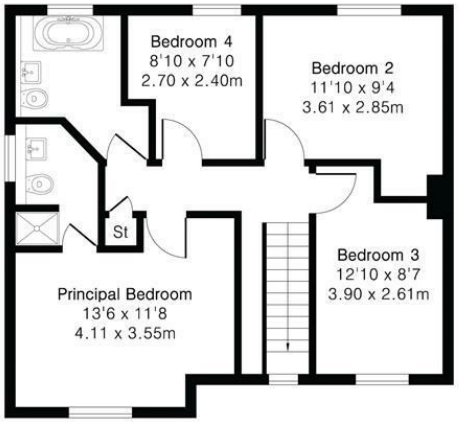
The rear garden is south facing and has a terrace area perfect for outside seating and al fresco dining. The rear garden is fully enclosed via timber fencing and is predominantly laid to lawn with borders containing a variety of trees, shrubs and hedges as well as further flower beds, outside water tap,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

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

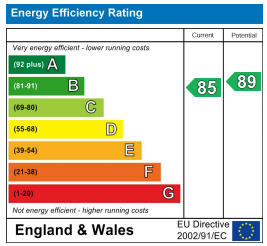
Ground Floor Area 774 sq ft – 72 sq m
First Floor Area 602 sq ft – 56 sq m
Garage Area 267 sq ft – 25 sq m



Ground Floor



First Floor



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.

Guide Price £650,000
Tenure - Freehold
Council Tax Band - E
Local Authority - South Cambridgeshire District Council

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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