



Clarke Close, Cottenham, CB24 8AU

CHEFFINS

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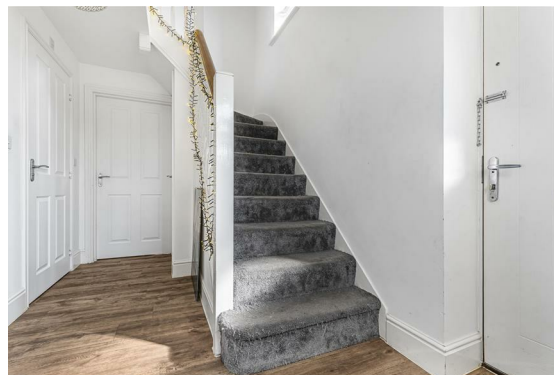
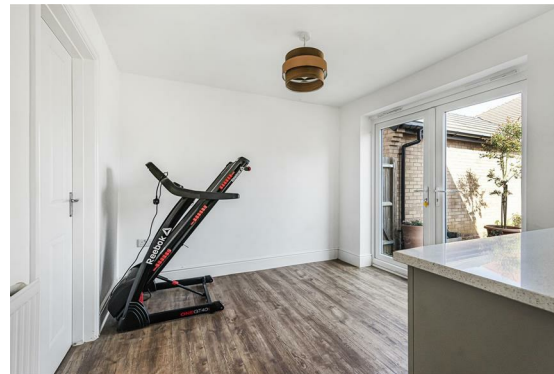
- Detached Modern Home
- Three Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Dining Room
- Separate Utility
- Garage & Driveway
- Chain Free

An excellent opportunity to acquire a stylish and modern home, constructed in 2021 and thoughtfully upgraded throughout and offering well-proportioned, versatile accommodation. The property enjoys a generous amount of off-road parking and occupies one of the most desirable positions within the development, overlooking open fields and an orchard to the front. Offered with the benefit of no onward chain.

3 2 2

Guide Price £397,500





LOCATION

Clarke Close, Cottenham, lies in a quiet, modern cul-de-sac within a well-established and sought-after village approximately five miles north of Cambridge. This peaceful residential street is within easy walking distance of Cottenham village centre, which offers a varied mix of amenities including a supermarket, post office, pharmacy, bakery, pubs, cafés, and library, ensuring day-to-day convenience. There are two GP surgeries and Cottenham Village College (secondary school with sixth form) nearby, along with the local primary school just a few minutes' walk away. Transport links are strong: regular bus services connect to Cambridge, Ely, and surrounding villages, while road access via the B1049, A10, and A14 makes commuting straightforward. For rail commuters, Waterbeach station is around 3.8 miles away, with Cambridge North and the main Cambridge station both under 7 miles.

FRONT DOOR

leads into:

ENTRANCE HALL

with wood effect Karndean flooring, UPVC double glazed window to front aspect and radiator, understairs storage cupboard, downlight and fusebox, stairs leading to the first floor and doors to respective rooms.

SITTING ROOM

with a continuation of the wood effect Karndean flooring, UPVC double glazed window overlooking the front aspect and green land beyond, radiator and LED downlights

WC

with wood effect Karndean flooring, low level WC, hand wash basin with mixer tap, radiator, part tiled walls and extractor fan.

KITCHEN/BREAKFAST ROOM

with a range of solid wood floor and wall units and granite worktop, integrated oven with 4 ring gas hob and extractor fan over, integrated Zanussi dishwasher, integrated Zanussi fridge and freezer, integrated wine cooler, one and half bowl stainless steel sink and drainer with mixer tap, UPVC window overlooking side of the property and French doors opening out onto the rear garden, radiator, LED spotlights in kitchen and downlight in breakfast room.

UTILITY ROOM

with a range of solid wood wall and floor units with granite worktop, combi boiler and space and plumbing for washing machine and tumble dryer, access out onto the driveway, LED downlight.

FIRST FLOOR

LANDING

with access to fully insulated loft and access to controls for solar panels, storage cupboard and access to:

PRINCIPAL BEDROOM

with UPVC window overlooking front aspect and green space behind, radiator and downlight.

EN-SUITE

with wood effect laminate flooring, three piece suite comprising of waterfall shower in tiled cubicle, hand wash basin and low level WC, frosted UPVC windows to front and side, heated towel rail and part tiled walls and extractor fan

BEDROOM 2

with UPVC window overlooking the rear garden, LED down light and radiator

BEDROOM 3

with UPVC window overlooking side of the property and LED downlight

BATHROOM

comprising of three piece suite, bath with shower over, low level WC and hand wash basin, part tiled walls and wood effect flooring, LED downlight and extractor fan frosted window overlooking side of the property

OUTSIDE

The property is approached via a tarmac drive way offering off road parking for several vehicles and access to garage with up and over door and side door into Utility room as well as side access to rear garden. The front garden is predominately laid to lawn with borders containing various plants and shrubs.

The rear garden is south facing and is enclosed with wall and timber fencing with access to driveway to side there is a shingle area perfect for al fresco dining and the remainder of the garden is laid to lawn with borders containing various shrubs and trees, timber storage shed. The garage has power with electric up and over door.

AGENTS NOTE

Solar panels get money off bills and owned solar panels







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(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 £397,500

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

Approximate Gross Internal Area 946 sq ft - 88 sq m

Ground Floor Area 475 sq ft - 44 sq m

First Floor Area 471 sq ft - 44 sq m

Garage Area 235 sq ft - 22 sq m
(Excluding Garage)



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>.

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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.



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