



**Primrose Cottage, Streetly End, Cambridge, CB21 4RP**

**CHEFFINS**



## Streetly End

West Wickham, Cambridge,  
CB21 4RP

- Brand New Detached Bungalow
- Beautiful Rural Location
- 10 year warranty
- Flooring Included Throughout
- Fully Fitted Kitchen With Integrated Appliances
- High Quality Specification
- 3 Double Bedrooms, En-Suite To Master

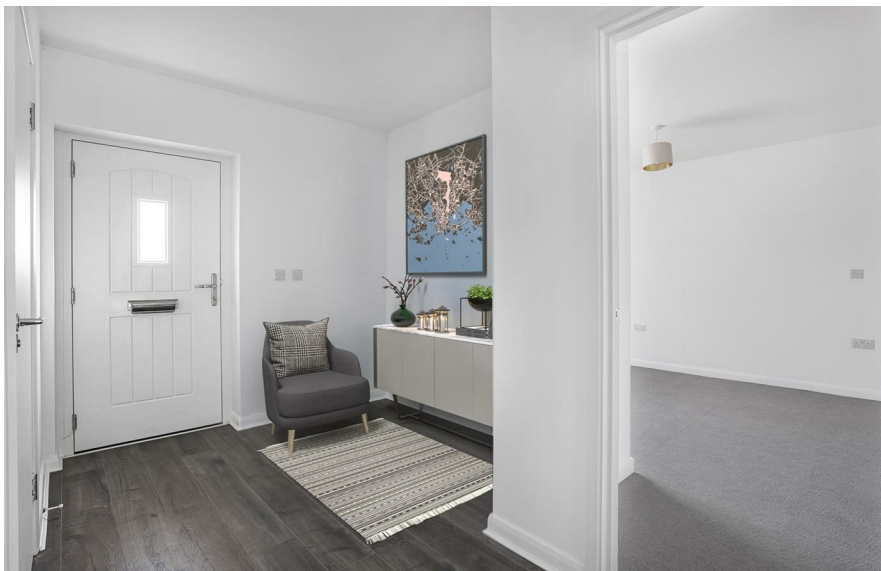
A brand new and most attractive detached 3 bedroom single-storey home offering versatile and generously proportioned accommodation and occupying a delightful position in this semi-rural setting.

3 2 1

**Guide Price £470,000**







## LOCATION

Streetly End is a delightful semi-rural hamlet linked to the pretty village of Horseheath with its successful inn/restaurant, fine church, village hall and recreation ground. The University city of Cambridge is 12 miles away whilst the market town of Saffron Walden is 9 miles distant.

This fantastic detached 3 bedroom property has been well designed with maximum flexibility in mind. The principal kitchen/living/dining room is the heart of the home and comprises a very stylish and contemporary fully fitted kitchen with a range of white gloss handleless eye and base level units with high quality contrasting work surface in a dark grey stone effect. The central island features an inset induction hob with extractor hood above, further storage units below and two double power sockets. This principal reception room maximises light with windows to front, side and rear aspect as well as a pair of patio doors leading to a paved rear patio area.

The kitchen also benefits from fully integrated fridge/freezer, eye level oven and integrated microwave combination oven, integrated dishwasher and inset 1 1/2 bowl stainless steel sink with inset grooved drainer and stainless steel mixer tap over. The utility room provides a continuation of the kitchen with further inset sink and drainer, eye and base level storage and also has space and plumbing for a washing machine and tumble dryer as well as hot water cylinder. The wood effect engineered flooring perfectly compliments the living space.

Each bedroom is generously proportioned and could easily be used as

a further snug/living room/study. The principal bedroom with wall-hung radiator features full height patio doors and windows leading to the outside paved area and benefits from an en-suite shower room with generous fully tiled shower enclosure with sliding door and rainhead shower with further handheld attachment and mixer tap. Wash basin with vanity storage unit under and WC with chrome concealed inset flush plate as well as wall-mounted double shaver socket. Tiled large format floor tiles and heated towel rail.

All three bedrooms are fully carpeted and bedrooms 2 and 3 are also versatile doubles with double glazed windows and wall-mounted radiator each.

The family bathroom features a contemporary white suite comprised of bath and shower attachment over with chrome mixer taps and fitted glass screen, wash basin with vanity storage unit under and pedestal WC with chrome concealed inset flush plate as well as wall-mounted double shaver socket. Full height tiles to splashback areas and floor, wall-mounted heated towel rail.

The property runs solely on electricity powered by an air-source heat pump located to the side of the property. The buffer tank for the air source heat pump is located in the loft.

The property sits in the middle of it's plot and has a wraparound gardens which are principally laid to lawn with paved patio area to the rear. To the front of the property a block paved driveway provides parking for up to 3 vehicles and a bike store is to be erected to the side of the property. A laurel hedge will be planted to the front of the property. To the rear and surrounding the property are acres of beautiful countryside.

## AGENTS NOTES

Tenure - Freehold

Council Tax Band - TBC

Property Construction - Traditional

Number & Types of Room - Please refer to floor plan

Square Footage - 1,209

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Air Source Heat Pump

Broadband - Fibre Available

Mobile Signal/Coverage - OK

Flood Risk - None noted

Listed - No

Conservation Area - No

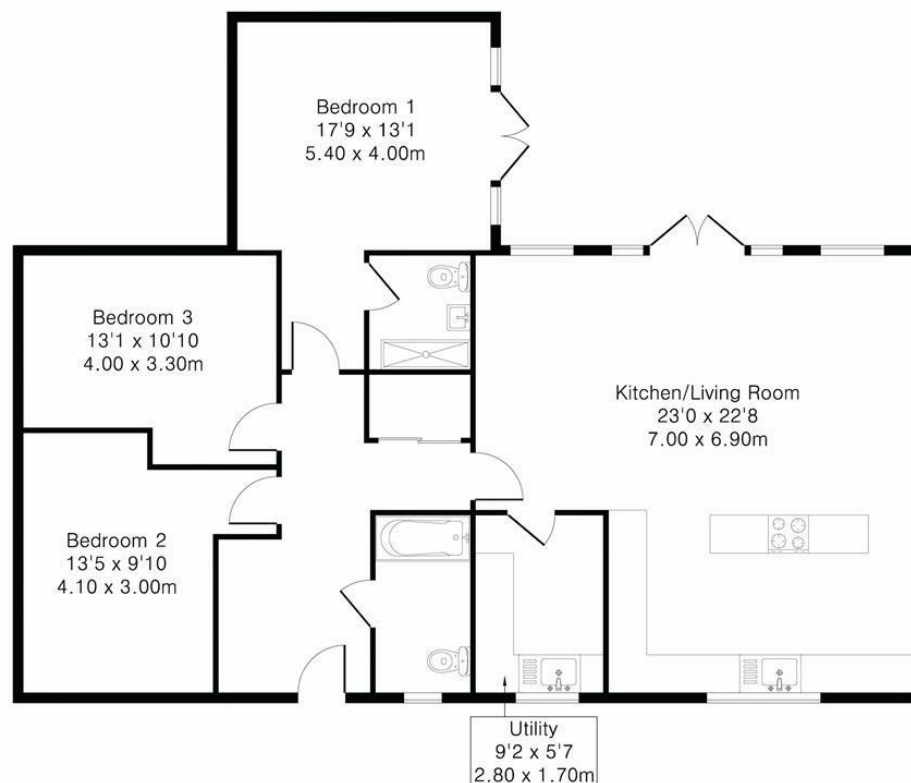
The property is sold subject to all wayleaves, easements, covenants and rights of way whether or not disclosed.







Approximate Gross Internal Area 1209 sq ft – 112 sq m



Guide Price £470,000

Tenure - Freehold

Council Tax Band - New Build- rate not yet assessed

Local Authority - South Cambs District Council



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.

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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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