



Bush & Co.



17 St. Peters Road, Coton, CB23 7PR

Guide Price £650,000 Freehold



Energy Rating Band B

17 St Peters Road is a beautifully presented versatile 4-bedroom detached family bungalow located in this highly sought-after village, the accommodation is both spacious and well planned out, measuring over 1540 SQ FT, being sold with the benefit of no onward chain.

In brief the accommodation consists of: A covered porch gives access to a welcoming wide entrance hallway with parquet flooring that continues through to the dining room.

The kitchen/dining room is a large space, perfect for entertaining. The kitchen has a range of matching cabinets and drawers, integrated double oven, granite work surfaces, a breakfast bar for informal dining. Off the kitchen is the utility room, with space and plumbing for various appliances, door to the garage, the inner hallway leads to a study/ bedroom 4, and glazed door to the rear leading out to the garden studio.

The sitting room is light, bright and airy, with an impressive vaulted ceiling, 2 Velux windows and bi-fold doors, this is a pleasant place to relax whilst enjoying views over the garden.

The family room/bedroom 3 is a versatile space with patio doors to the garden.

The principal bedroom is a large double located to the front of the property, with en-suite shower room, his-and-hers hand wash basins and WC, there is a great size walk in dressing room. Bedroom 2 is a double, with built in wardrobes, large window to rear aspect

Outside, the property is set back from the road, there is off street parking for numerous vehicles on a shingle driveway, the garage has an electric up and over door. The front garden has shrub borders and is predominantly laid to lawn. Of particular note is the landscaped private rear garden, which has been extensively well maintained and planted, with a vast array of beautiful shrubs and perennials, creating a real feeling of a calm oasis. There is a patio area, a further seating area under the silver birch trees, the remainder is laid to lawn. There is a potting shed, a wooden greenhouse, bin storage space and side access to the front of the bungalow.

The separate garden studio/home office has power and light connected, is double glazed with electric heating providing a space for a variety of different uses.

Agents note:

The property benefits from solar panels, the income generated March 2023 to July 2024 was £1394

Coton is a village situated just over 2 miles west of the city centre, the village has excellent transport links, Junctions 12 and 13 of the M11 are close by and the city can be reached within a few minutes' drive either via the Maddingley or Barton Roads. Alternatively, the famous Coton footpath brings the Backs of the Colleges within enjoyable cycling distance. The catchment area for schooling is excellent.



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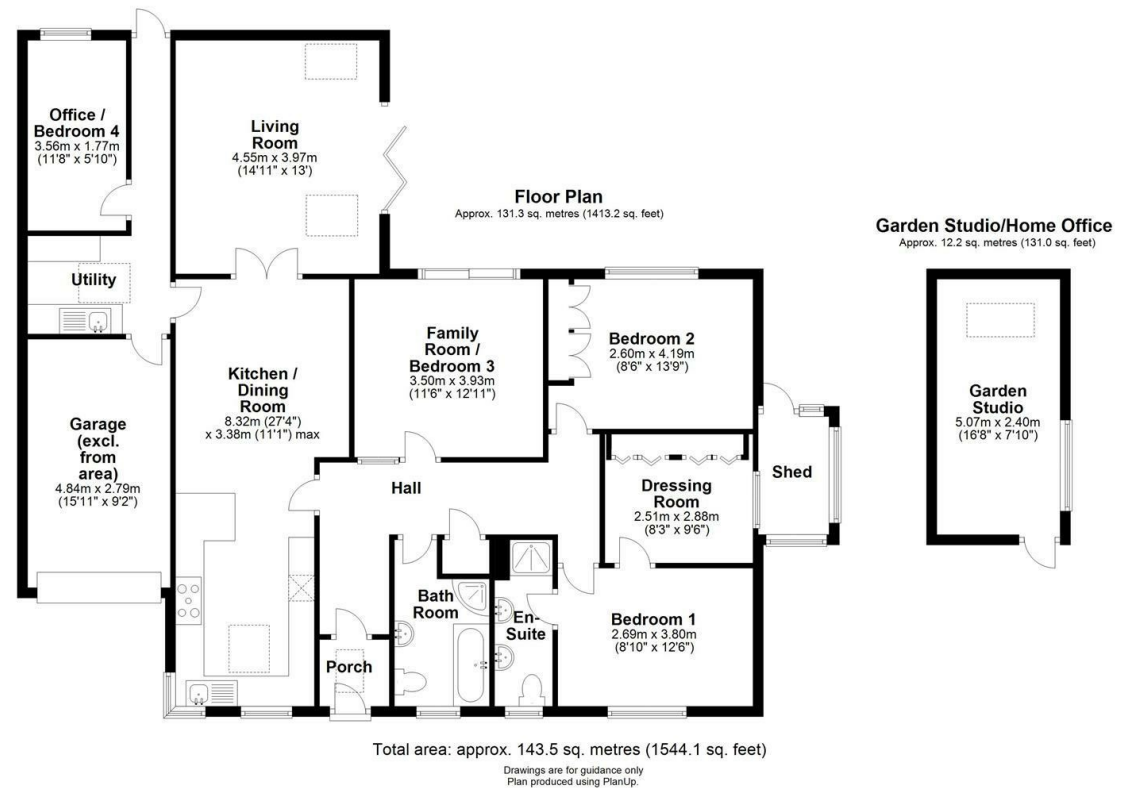
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Further Information

Tenure - Freehold

Council Tax - Band E

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

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