



52 Orchard Close, Cottenham, Cambridge, CB24 8TN
Guide Price £425,000 Freehold



rah.co.uk
01223 819300

AN EXTENDED, SEMI-DETACHED HOME IN WONDERFUL DECORATIVE ORDER THROUGHOUT AND OVERLOOKING A COMMUNAL GREEN AREA WHICH PROVIDES ADDITIONAL OUTSIDE SPACE FOR THE RESIDENTS OF ORCHARD CLOSE, COTTENHAM.

- Accommodation measuring approximately 118SQM/1272SQFT.
- Mains Services include - Mains Gas, Mains Electricity, Mains Water & Mains Drainage.
- EPC Rating – 75/C
- Extended accommodation providing an enviable kitchen/dining area.

Having been extended to the rear, this wonderful home measures approximately 118SQM/1272SQFT and provides generous living accommodation over two levels.

To the ground floor the property comprises of an entrance hallway with stairs leading to the first floor, a large open plan Family Room/Living Room which can be comfortably separated if required and a Utility area with access to the side of the property. In the extended part of the property is a large open plan kitchen/dining room which is flooded with natural light largely due to the four velux windows in the pitched roof. The Kitchen/Dining area is the hub of the house, opens onto the rear garden and offers ample worktop space and a breakfast bar area.

To the first floor, the property comprises of three bedrooms which include two generous double bedrooms and a smaller single bedroom which could make for a nursery/home office. Serving the three bedrooms to the first floor is a fully tiled family bathroom which benefits from white sanitary wear, a chrome heated towel rail and a shower over the bath.

Externally – To the front of the property is a gravel driveway which provides off road parking for numerous vehicles. The rear garden is fully enclosed, is laid predominantly to lawn and benefits from a patio area directly off the Kitchen/Dining area. To the rear of the garden is a timber constructed garden office which has a tool shed to one part with the remainder is used as additional reception space.

Location

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Costcutter, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Services.

All mains services are connected.

Statutory Authorities.

South Cambridgeshire District Council
Tax band - C

Fixtures and Fittings.

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

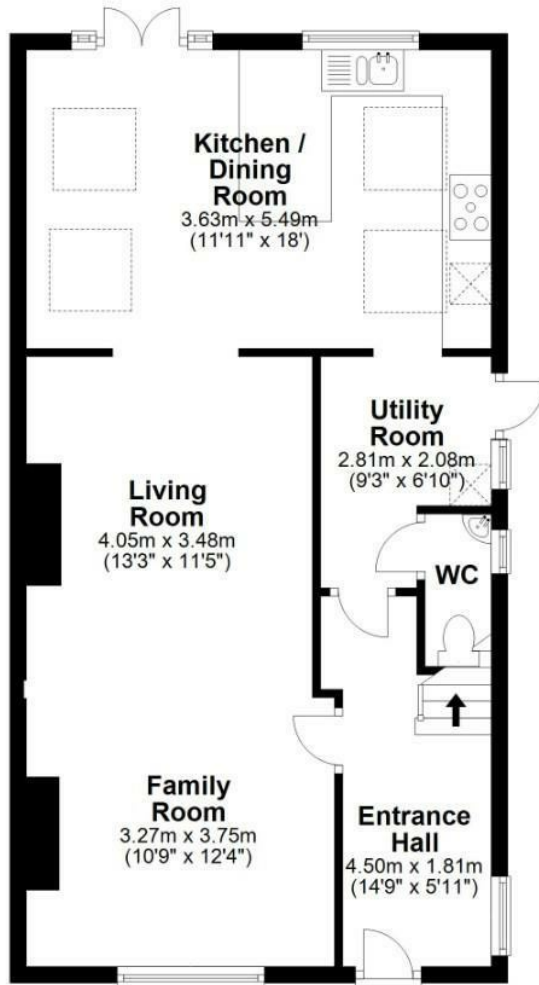
Viewing.

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



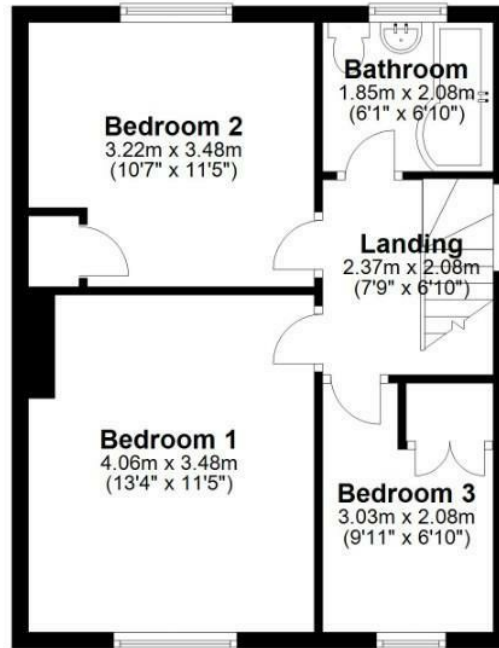
Ground Floor

Approx. 62.4 sq. metres (672.1 sq. feet)



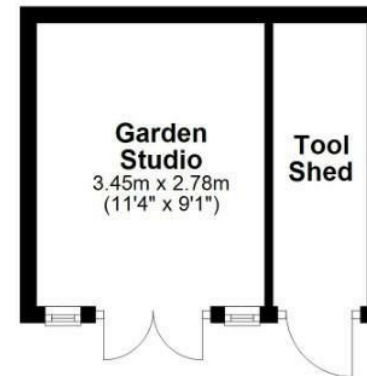
First Floor

Approx. 41.9 sq. metres (450.8 sq. feet)



Timber Outbuilding

Approx. 13.9 sq. metres (149.3 sq. feet)



Total area: approx. 118.2 sq. metres (1272.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B	75	
(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	

