



8 Cundell Drive, Cottenham, Cambridge, CB24 8RU
Guide Price £575,000 Freehold



rah.co.uk
01223 819300

A BEAUTIFULLY PRESENTED AND EXTENDED, FOUR-BEDROOM LINK-DETACHED HOME, LOCATED IN THIS QUIET CUL-DE-SAC JUST A SHORT WALK FROM COTTENHAM, HIGH STREET.

- Link detached house
- 1432 Sqft / 133 Sqm
- 4 beds, 2 bath, 3 receipts
- 0.08 acres
- Constructed in 1988
- Driveway parking with EV charging and double garage
- Gas fired central heating to radiators
- EPC - C / 70
- Council tax band - E

Having been constructed in 1988, this splendid home has been extended and reconfigured by the current owners, measures approximately 133sqm/1432sqft and provides living accommodation over two floors. To the ground floor the property comprises of a spacious entrance hall with a wraparound staircase leading to the first floor, three reception rooms which includes a living room with doors opening onto the garden, a study and a garden room off the open plan kitchen/dining room. The hub of the house is a stunning shaker style kitchen which opens into the double aspect garden room, the kitchen has quartz work surface, a variety of integrated appliances and ample storage space throughout. Completing the ground floor is a WC accessible off the entrance hall. The living room and garden room (which covers the whole kitchen/dining area) benefits from air conditioning.

The first floor of the property comprises of four well proportioned bedrooms which includes fitted wardrobes to bedroom one and a built-in wardrobe to bedroom three. The master bedroom has a recently replaced en-suite shower room and a recently replaced family bathroom with a shower over the bath, which serves the remaining three bedrooms. Bedrooms 3 & 4 benefit from air conditioning.

Externally – To the front of the property is a generous driveway which provides parking for two vehicles off road, with EV charging. The parking for the property leads onto a double garage with twin up and over doors. The rear garden has a large patio area, ideal for al-fresco dining in the summer months as well as a large lawn area and a raised flower bed along the border.

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.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

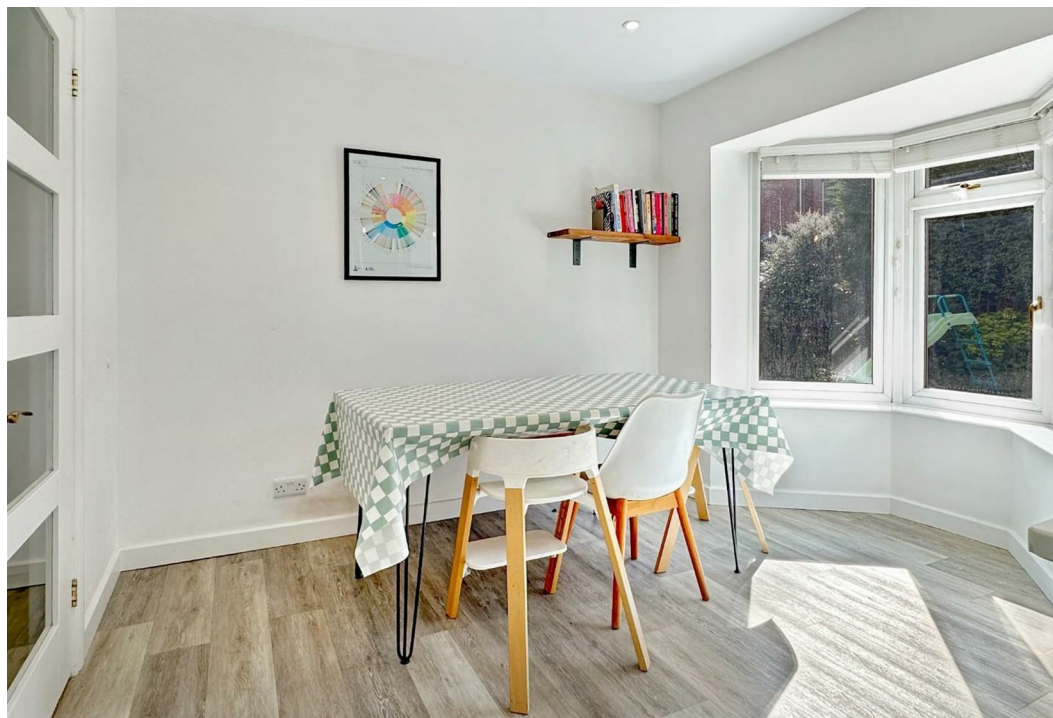
South Cambridgeshire District Council
Council tax band - E

Fixtures and Fittings

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

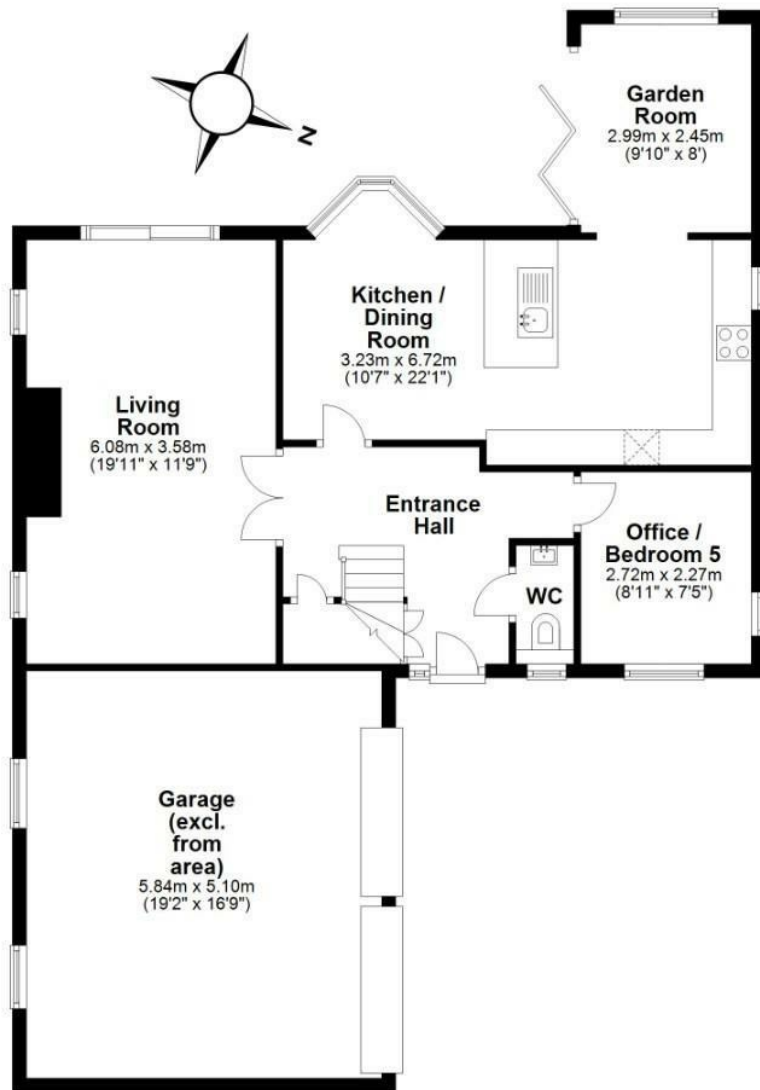
Viewing

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



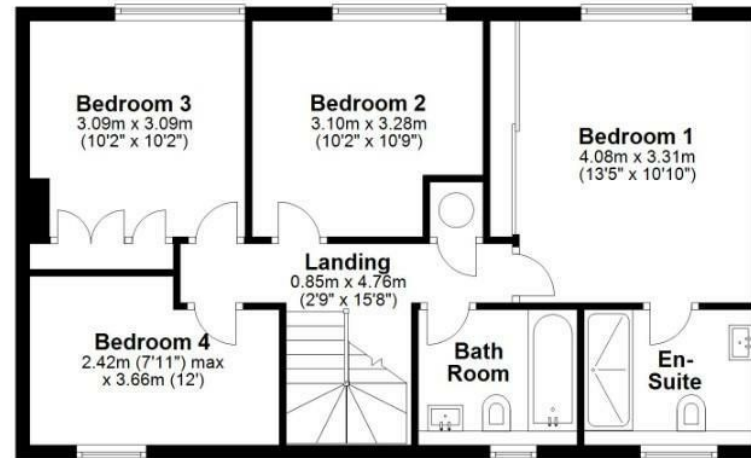
Ground Floor

Approx. 70.4 sq. metres (757.5 sq. feet)



First Floor

Approx. 62.7 sq. metres (675.4 sq. feet)



Total area: approx. 133.1 sq. metres (1432.9 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			83
(81-91) B			
(69-80) C		70	
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

