



90 Clarke Close, Cottenham, Cambridge, CB24 8AU  
Guide Price £465,000 Freehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS THREE-BEDROOM DETACHED HOME WITH VIEWS ACROSS A FIELD TO THE FRONT.**

- Detached house
- 3 beds, 2 baths, 1 recept
- Constructed in 2021
- Gas fired central heating to radiators and solar electricity
- Council tax band - D
- 943 Sqft / 87 Sqm
- 0.07 acres
- Driveway parking and large single garage
- EPC - B / 84

Constructed in 2021, this detached three-bedroom home has had many initial upgrades throughout. The property measures 943 Sqft / 87 Sqm and provides living accommodation over two floors. The ground floor of the property comprises of an entrance hallway, a spacious living room, a WC, which has been upgraded with tiles all around and is accessible off the hallway, a utility room and an open plan kitchen/dining room which opens onto the rear garden. The kitchen and utility have had several upgrades which include shaker style kitchen units, granite work surface and integrated appliances which include a fridge freezer, a dishwasher and a wine cooler.

The entire ground floor has been upgraded with a lovely light oak finished wooden floor. On the first floor there are three generous bedrooms including a delightful master bedroom with en-suite shower room, which has also been upgraded with tiles all around with two shower heads, one being a waterfall large shower head. . The family bathroom serving the remaining two bedrooms has been upgraded to include an electric power shower and fully tiled walls above the paneled bath.

Externally – To the side of the property is a tandem driveway which is wider than usual and allows ample space to park at least two vehicles. The driveway leads onto an oversized single garage with electric up and over doors, power and lighting and two feature lights to each side of the up and over door. The rear garden to the property is fully enclosed with a mixture of fencing and a brick wall. The rear garden is predominantly laid to lawn with a gravelled seating area off the dining room French doors. Completing the outside is a variety of sapling trees and shrubs along the borders.

The property benefits from active solar panels.

**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, water and mains drainage. Solar panels provide the electricity.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - H

**Fixtures and Fittings**

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

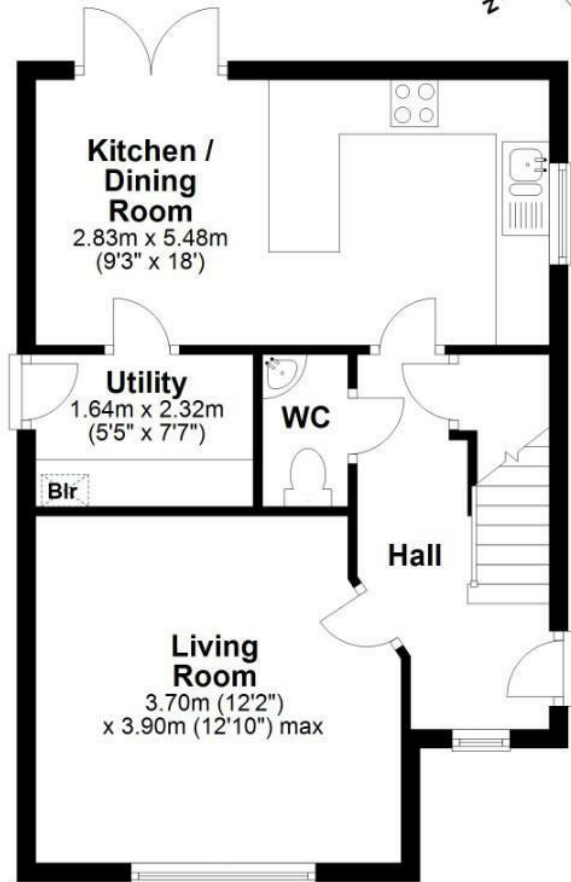
**Viewing**

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



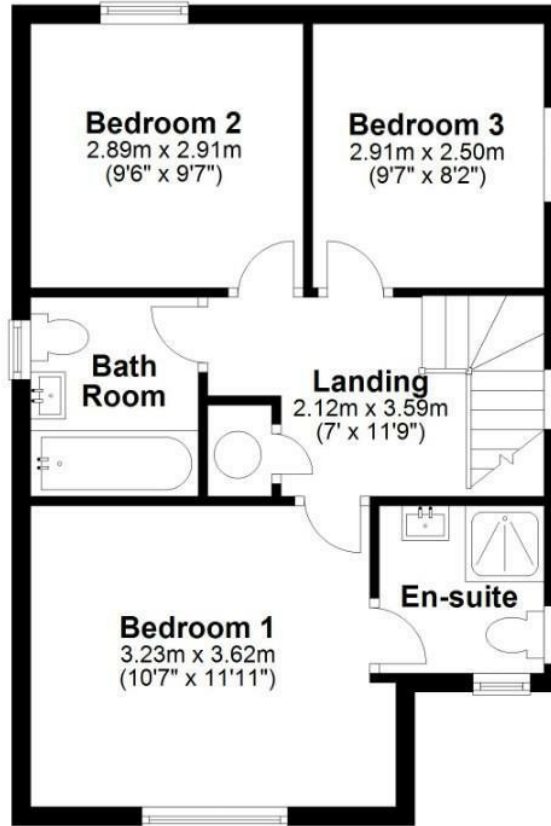
### Ground Floor

Approx. 43.6 sq. metres (468.8 sq. feet)



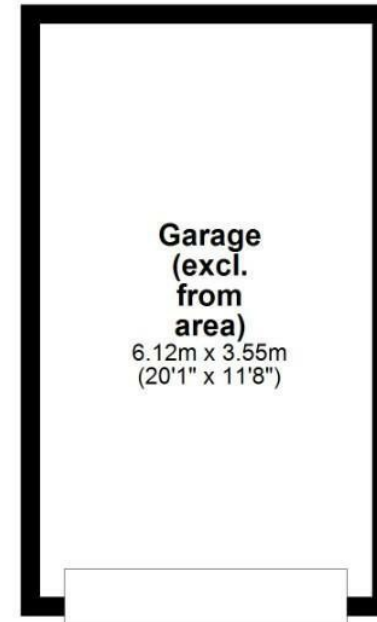
### First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 87.6 sq. metres (943.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A		84	
(81-91) B			
(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	

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.



