



4 Curringtons Close, Cottenham, Cambridge, CB24 8AY
Guide Price £675,000 Freehold



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A HEAVILY EXTENDED AND DETACHED FAMILY HOME LOCATED TO THE REAR OF THIS DELIGHTFUL CUL-DE-SAC AND OCCUPYING A NONE OVERLOOKED, PRIVATE PLOT.

- Detached house
- 1679.1 sqft/156 sqm
- 4 bedrooms, 2 bathrooms, 3 reception rooms
- 0.16 acres
- Gas fired central heating to radiators
- Extensive driveway and garage
- EPC-D-59
- Council tax band - F
- Constructed in 1995

Originally constructed in 1995, this detached family home has later been extended over two storeys and provides generous living accommodation measuring 1679.1 sqft/156 sqm. To the ground floor the property benefits from a spacious entrance hall, with storage beneath the stairs and two reception rooms which includes a 21ft lounge and a spacious family room/playroom. The rear of the property has been extended to create a substantial kitchen/dining room with a roof light and large sliding doors which open into the rear garden. The kitchen for the property is of a traditional shaker style with storage at both eye level and base level, a quartz work surface with breakfast area, a ceramic sink with drainer and integrated appliances which includes a double oven, an induction hob and a dishwasher. Completing the ground floor is a prep kitchen and utility room with access into the rear garden.

To the first floor, the property benefits from four well-proportioned bedrooms including an enviable master bedroom suite with built-in wardrobes and an en-suite shower room. Serving all three further bedrooms is a family bathroom with a panelled bath, a separate walk-in shower, a low-level WC, a heated towel rail and a wall mounted sink with a vanity unit below.

Externally, providing access to both 4 Curringtons Close and the neighbouring property is a private gravel laid road which in turn expands to an extensive gravel laid driveway providing parking for numerous vehicles. The property benefits from a double garage which has had 50% of its footprint converted into a convenient work from home space and storage. The rear garden of the property is fully enclosed, is laid predominantly to lawn and has a patio area accessible both from the dining area and the home office. Surrounding the plot is an array of trees and foliage which offers that feeling of tranquility and seclusion.

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, 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 -F

Fixtures and Fittings

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

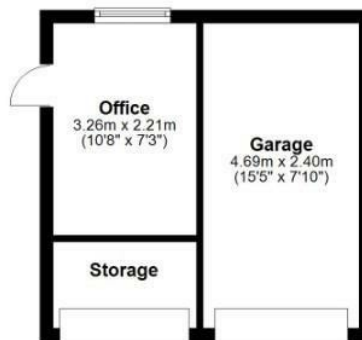
Viewing

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





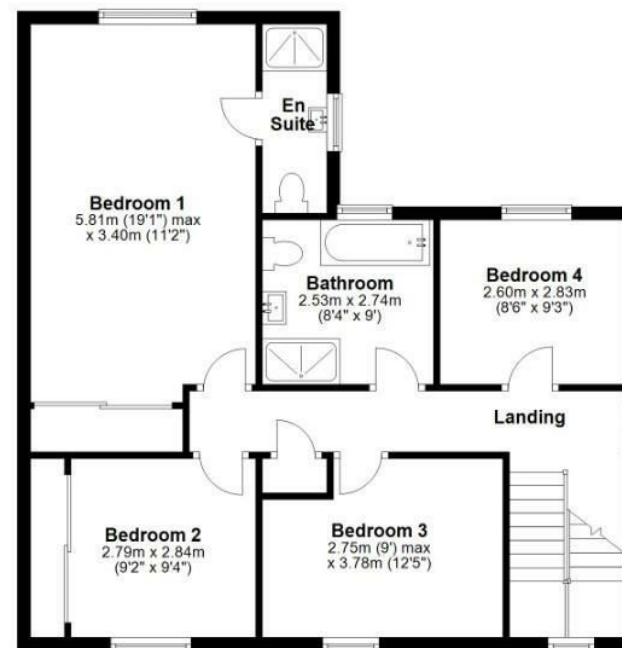
Ground Floor
Main area: approx. 83.5 sq. metres (898.7 sq. feet)
Plus garages, approx. 11.2 sq. metres (121.1 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (111.3 sq. feet)



Main area: Approx. 156.0 sq. metres (1679.1 sq. feet)
Plus garages, approx. 11.2 sq. metres (121.1 sq. feet)
Plus outbuildings, approx. 10.3 sq. metres (111.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor
Approx. 72.5 sq. metres (780.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(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.

