



12 Courtyard Way
Cambridge, CB24 8SF

Guide price £450,000

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- Extended 4 bedroom family home.
- Cul-de-sac position.
- 24ft family room.
- 19ft main bedroom.
- EPC rating C.

An extended, 4-bedroom family house with open-plan living space, 1340sq ft of accommodation, gardens, plenty of parking, and situated in a quiet cul-de-sac.

This detached house has been extended quite significantly at the rear to provide a lovely open-plan living space and a large principal bedroom with an en-suite in the loft conversion.

There is a hallway, with the staircase, storage and a cloakroom and WC. The living room is L-shaped and a good size, it has a window to the front and bi-fold doors to the family room. The kitchen is well-fitted and has integrated appliances. The kitchen is open to the family room which spans the rear of the house and has 4 Velux roof lights in the vaulted ceiling, there are also bi-fold doors to the garden.

Upstairs, on the first floor, there are 3 double bedrooms, and the family bathroom. On the second floor, there is a 19ft main bedroom with 4 windows to the rear and an en-suite bathroom.





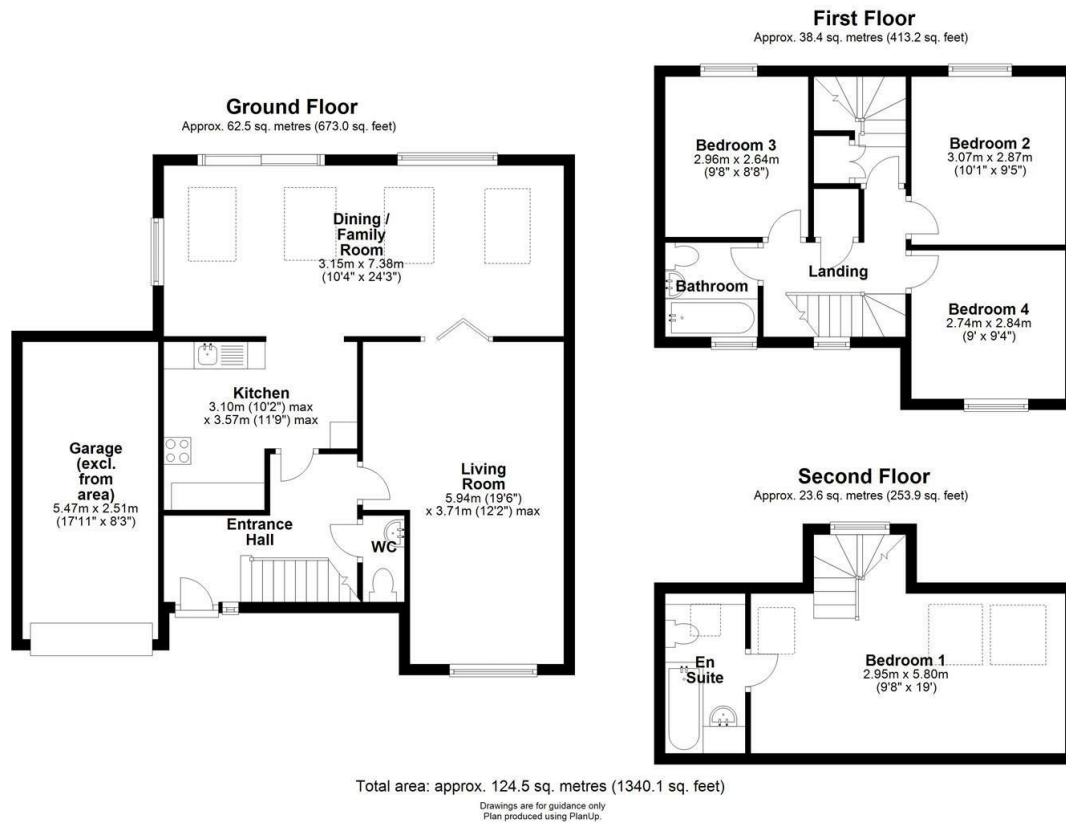
The house has a new boiler. Central heating throughout and double glazing. The house is in good decorative order and there is wood flooring throughout the ground floor.

Outside, there is a large front garden and block paved driveway parking as well as a garage. The rear garden which is lawned, has a paved terrace and stocked beds, the garden is enclosed.

Cottenham is a large, well-served village. Courtyard Way is a quiet cul-de-sac in a popular area on the north side of the village, the village provides schooling for all ages, excellent local shopping and a thriving community and recreation ground. The village is well-placed for those needing access to Cambridge Science park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car. SAT NAV: CB24 8SF. what3words: ///growth.hints.debit



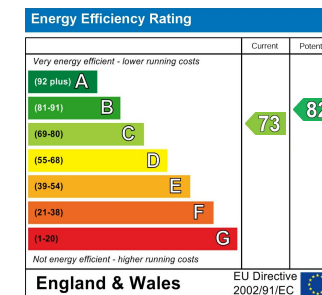
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: E

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