



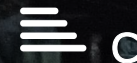
GRAY
TOYNBEE



3 Morgans

Cambridge, CB24 8AF

Guide price £575,000



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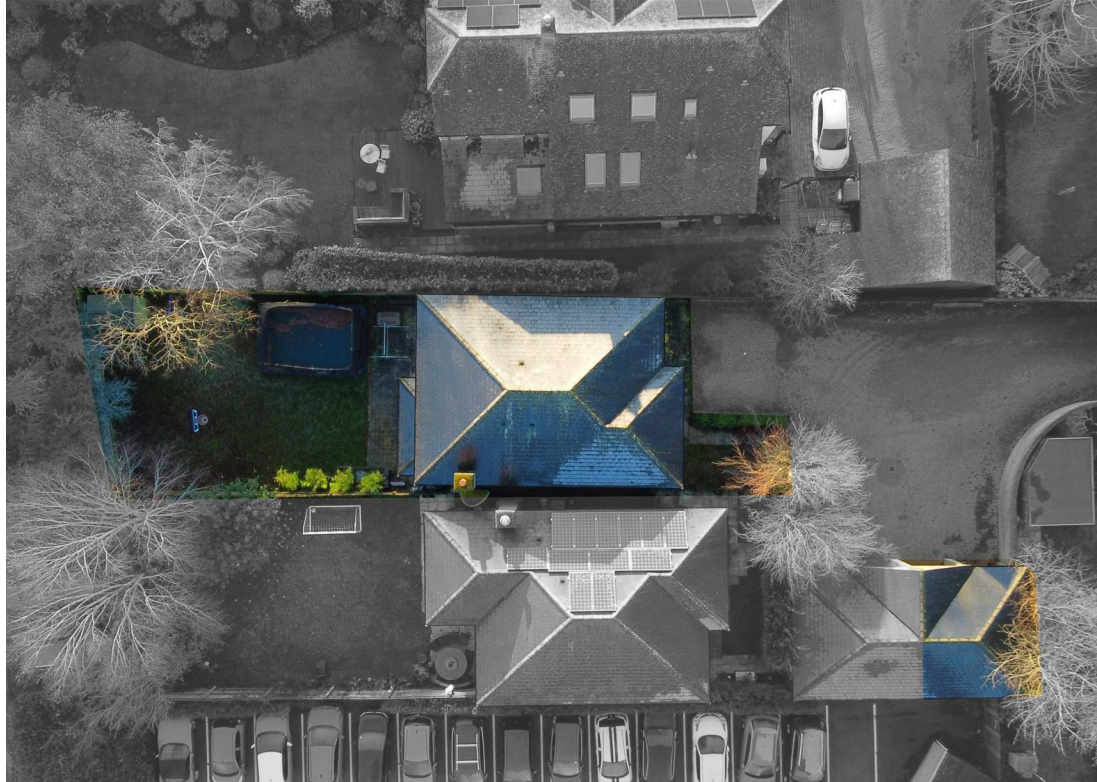
- Non-estate position
- 4 bedrooms and 3 reception rooms
- Private road and double garage

A 4-bedroom detached house of 1600 sq. ft, with a double garage, in a non-estate position at the end of a shared private driveway just off the village green.

The accommodation is well planned and perfect for a large family as not only does it have a lovely large living room and super kitchen/breakfast room, but there is also a separate dining room and study.

The living room has a gas fire and french doors leading to the rear garden. The kitchen breakfast room also has french doors leading to the garden. It is well fitted with plenty of storage and has a range-style cooker and integrated appliances. The dining room and study, which could both be used as a playroom or home office, are both at the front. A useful utility room and a large hallway with a good-sized cloakroom complete the ground floor.

Upstairs there are 4 well-proportioned bedrooms, two have fitted wardrobes and the main





room has a large en-suite bathroom with a separate shower. The family bathroom is well-fitted and has a separate shower as well.

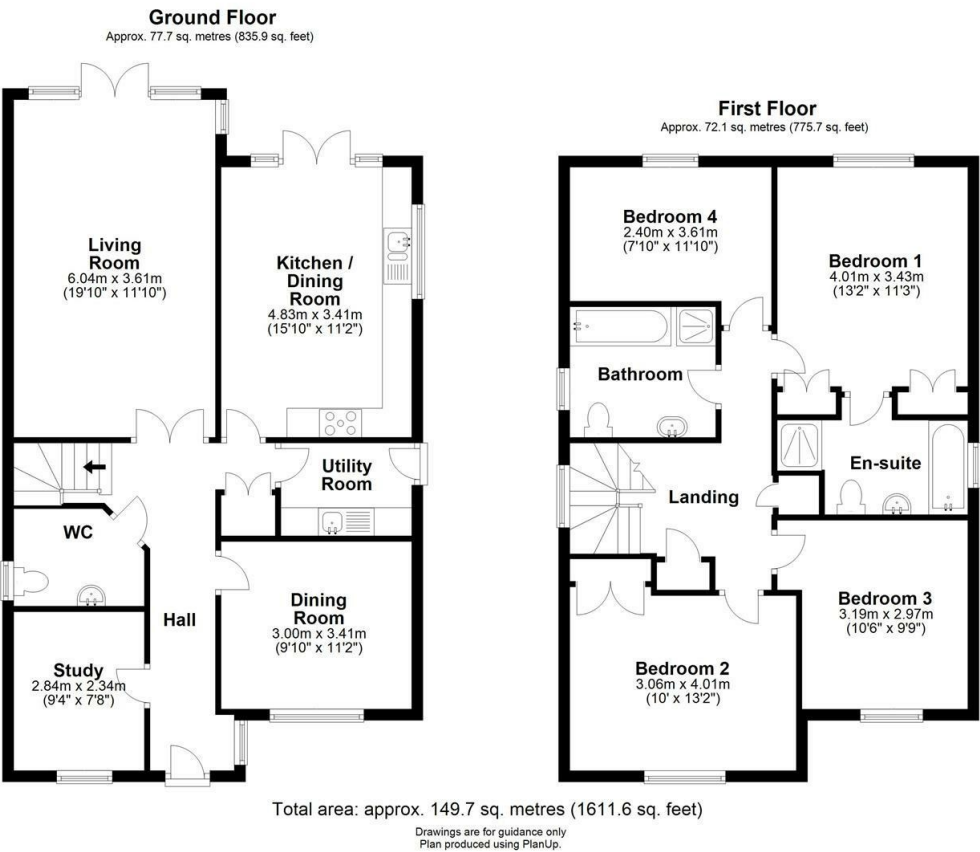
The house has double glazing, and gas central heating, and the boiler was replaced about 18 months ago.

The house is set well back from the High Street, down a long shared private driveway, there is parking for 4 cars and also a double garage which has power. The front garden is enclosed by railings and there is side access to the good size rear garden, which has a lawn, and a patio and is enclosed by fencing.

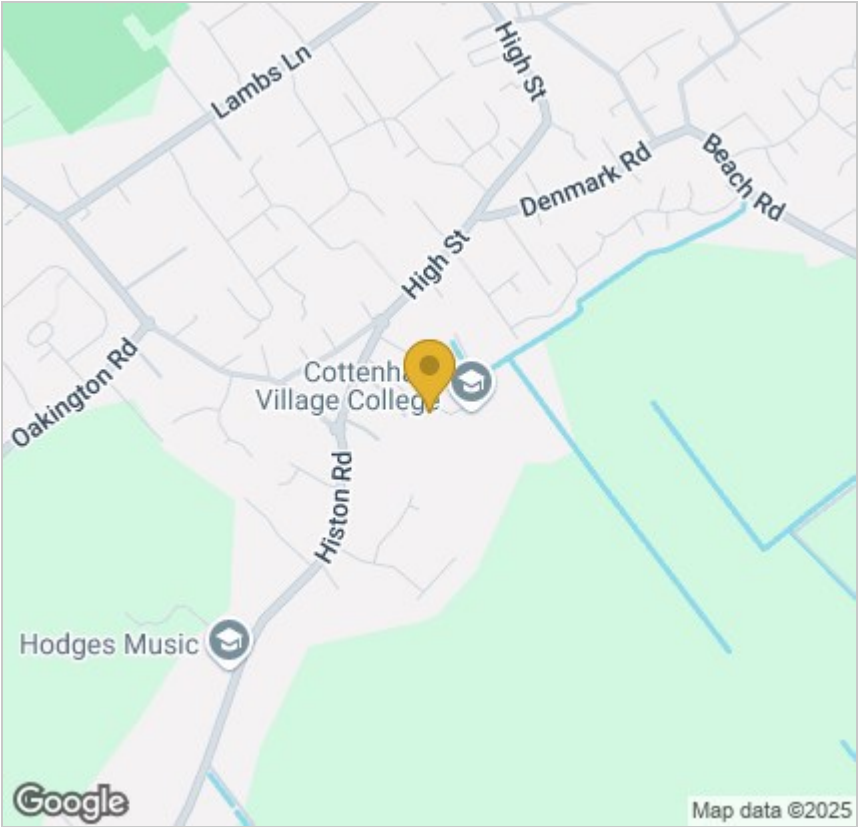
Cottenham is a large, well-served village, Morgans is a small development, accessed off the High Street at the Village Green. The village provides schooling for all ages, excellent local shopping and a thriving community and recreation ground. The village is well-placed for those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car. SAT NAV: CB24 8AF. what3words: ///tourist Depending.slick



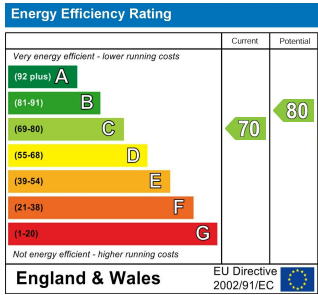
Floor Plan



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: F