



Coltsfoot Close, Cambridge
CB1 9YH

Pocock+Shaw

15 Coltsfoot Close
Cambridge
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A very well presented 3 bedroom detached family home providing well proportioned accommodation in this well regarded residential area

- Detached 3 bedroom house
- Well presented throughout
- Principle bedroom with en suite shower room
- Family bathroom
- Living room and separate dining room
- Fitted Kitchen
- Private rear garden
- Driveway parking and front garden area
- Sought after Cul de sac location

Guide Price £535,000



Coltsfoot Close is a particularly sought after cul de sac, located just off Teasel Way, off Yarrow Road, to the Cherry Hinton side of Fulbourn and is within easy reach of Addenbrooke's Hospital, which is about one and a half miles away. There are excellent local facilities available in Fulbourn village and nearby Cherry Hinton High Street, along with a large Tesco's nearby. Good schooling is available in the neighbourhood, including Fulbourn Primary School, Bewick Primary School, Netherhall secondary school, Queen Ediths Way Junior school, The Perse and the Sixth Form Colleges on Hills Road and Long Road. The property is also within reach of the City centre, University and railway station with a bus service nearby.

Ground Floor

Recessed open porch with courtesy lights, electric meter, part glazed door to

Entrance hallway with coathooks, radiator, luxury vinyl tiled flooring, stairs to first floor, doors to

Cloakroom with window to side, WC, wash handbasin with tiled splashbacks and mirror over, luxury vinyl tiled flooring, radiator.

Kitchen 10'10" x 8'0" (3.31 m x 2.43 m) with window to front, excellent range of fitted wall and base units with roll top work surfaces and upstands, space for AEG electric cooker with brushed steel splashbacks and Elica extractor hood over, space and plumbing for dishwasher and washing machine, space for under counter fridge, radiator, ceramic sink unit and drainer with mixer taps, ceiling mounted spotlight unit, cupboard housing the Worcester Greenstar Ri gas boiler, luxury vinyl tiled flooring.

Dining room 8'8" x 7'8" (2.63 m x 2.34 m) with glazed upvc door and window to side, radiator, luxury vinyl tiled flooring.

Living room 19'11" x 11'2" (6.06 m x 3.41 m) with upvc double glazed doors to patio area, window to rear, coving, two radiators.

First Floor

Landing bright landing with southerly facing window to half landing, loft access hatch, airing cupboard with lagged hot water tank and slatted wood shelving, doors to

Bedroom 1 13'4" x 11'1" (4.07 m x 3.37 m) with window to front, radiator, door to

En suite shower room with window to front, fully tiled and enclosed shower cubicle with chrome Mira Coda shower unit, part tiled walls, WC, wash handbasin with adjustable mirror and shaver point over, radiator, recessed ceiling spotlights.

Bedroom 2 11'7" x 11'5" (3.53 m x 3.49 m) with window to rear with views to garden, radiator.

Bedroom 3 8'1" x 8'2" (2.47 m x 2.48 m) with window to rear with views to garden, radiator.

Bathroom with window to rear, panelled bath with mainly tiled surround, mixer taps and shower attachment, wash handbasin with recessed display shelf and tiled splashbacks over, WC, radiator, part tiled walls, adjustable wall mirror, shaver point.

Outside The property enjoys a good position within the cul-de-sac and offers driveway parking for two vehicles. A landscaped low maintenance front garden with slate chippings, outside tap. Pathway to both sides of the property with secured gate access to the rear garden, gas meter and further water tap.

Rear garden 28'10" x 28'10" (8.80 m x 8.80 m) with paved patio area adjacent to the rear of the property leading onto a lawn with flower and shrub borders, cherry tree, timber shed, outside light. The whole offering a high degree of privacy.

Services All mains services.

Tenure The property is Freehold

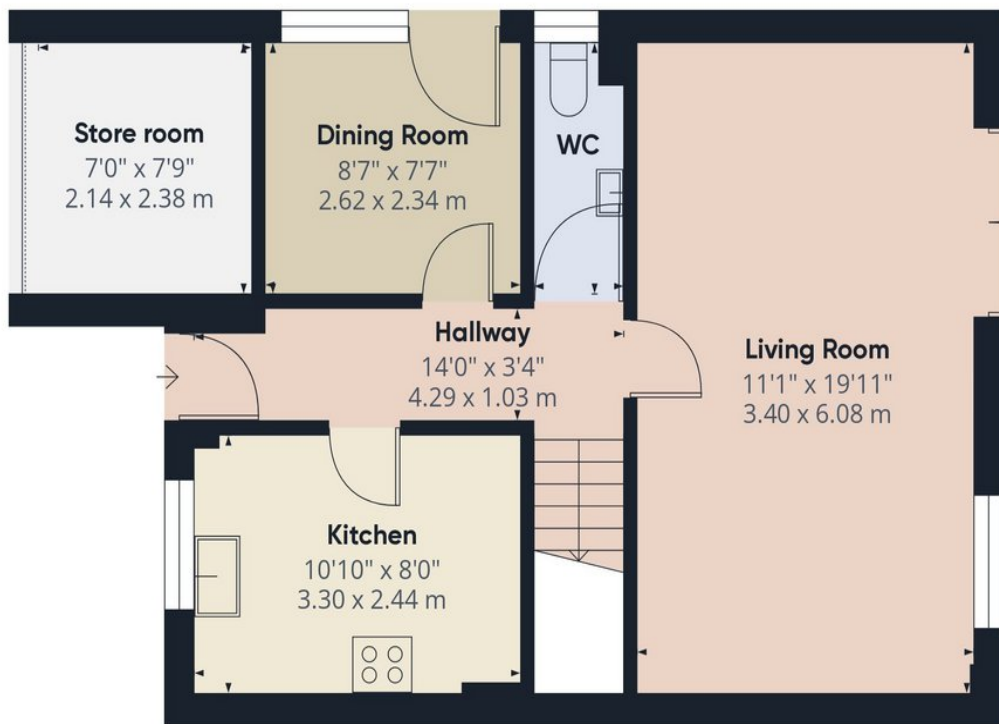
Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

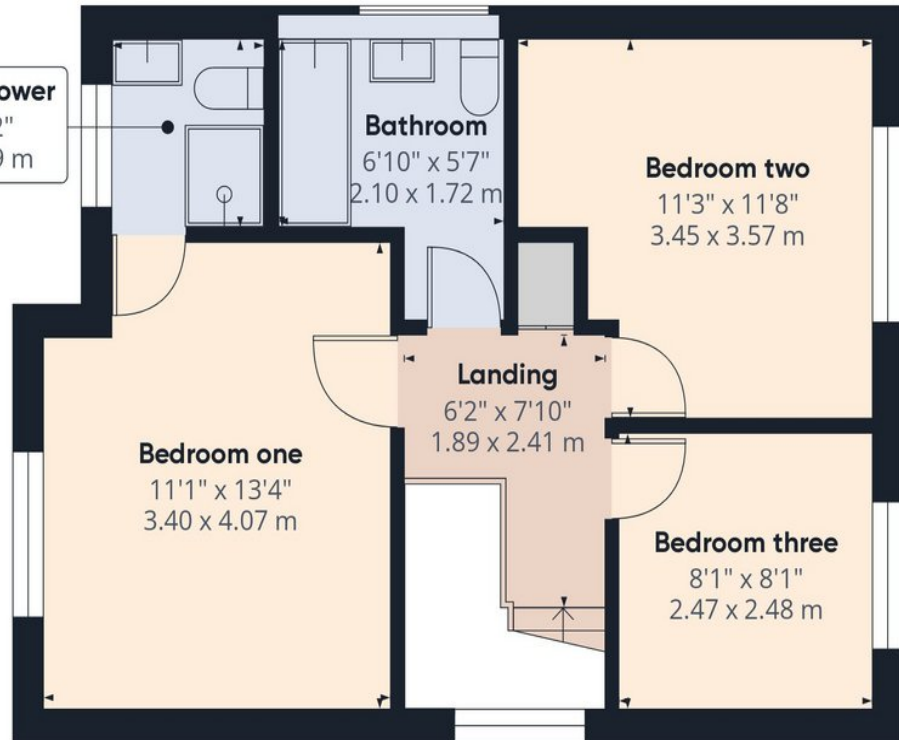




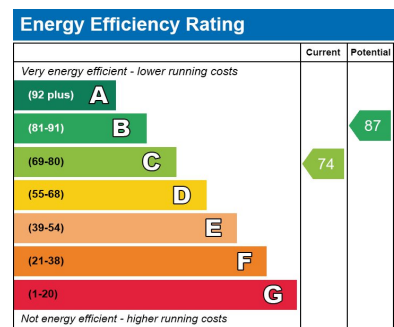
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En-suite shower
5'0" x 6'2"
1.53 x 1.89 m



Approximate total area
983.07 ft²
91.33 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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