



Radcliffe & Rust
Residential sales & lettings

41 Covent Garden, Cambridge CB24 5GD
Guide Price £500,000

Radcliffe & Rust are proud to present this beautifully presented and modern five-bedroom detached family home, situated in the heart of the popular village of Willingham, just 12 miles northwest of Cambridge. Perfectly placed for those seeking a balance between peaceful village life and excellent transport links, the property offers easy access to the A14, M11, and A428—ideal for commuters and families alike.

Willingham is a thriving village offering a strong sense of community and an excellent range of local amenities including shops, pubs, a post office, library, and medical surgery. Families will appreciate the property's location within the catchment for Willingham Primary School (rated 'Good' by Ofsted) and nearby Cottenham Village College for secondary education. Regular bus services run from the village into Cambridge, with Ely and Huntingdon also just a short drive away.

Detached Home in Covent Garden, Willingham

Set over three floors, this spacious and stylish home has been tastefully updated by the current owners. Upon arrival, you're greeted by a low-maintenance front garden and off-road parking as well as a tandem double garage. There's also potential to create further parking with existing block paving.

Inside, the entrance hall welcomes you with contemporary grey tiled flooring and a soft, neutral palette that flows throughout. The generous lounge-diner spans the full length of the house, boasting abundant natural light from both front and rear windows. This inviting open-plan space leads seamlessly into a sleek, modern kitchen featuring handleless white cabinetry, a contrasting dark worktop, and integrated appliances. A separate utility room offers additional storage and laundry facilities, and a downstairs cloakroom completes the ground floor.

Upstairs, the first floor hosts three of the five bedrooms, including two with en-suite shower rooms and built-in wardrobes. A versatile fifth bedroom makes an ideal home office or nursery, and the spacious family bathroom includes a separate shower, bath, and space for extra storage.

The second floor offers two more double bedrooms, one of which benefits from another en-suite. Both rooms are well-sized and bright, with clever built-in storage and skylight features enhancing the space.

To the rear, a private garden laid to lawn with a paved patio creates a lovely spot for outdoor dining and relaxation. The garden also provides direct access to the garage.

Upgraded Features & Modern Comforts

Underfloor Heating:

For extra comfort, underfloor heating is installed throughout the

entryway, downstairs bathroom, kitchen, living room, master bedroom, second bedroom, and the smaller bedroom with en-suite. These zones are individually controlled via wall-mounted thermostats and a mobile app, providing efficient and flexible heating.

Heating & Cooling:

The property benefits from a modern heat pump system offering both heating and air conditioning in the living room/kitchen, master bedroom, first-floor bedroom/office, and top-floor bedroom/gym. Each zone can be controlled using remotes or the Panasonic app, ensuring year-round climate control at your fingertips.

Smart Lighting:

Philips Hue smart lighting is installed in every room except the bathrooms and utility room. Controlled via a Philips Hue hub, you can customise brightness and lighting scenes using your phone or smart home system. Compatible with Google Assistant, Amazon Alexa, and Apple HomeKit, this feature offers both convenience and ambience throughout the home.

Location

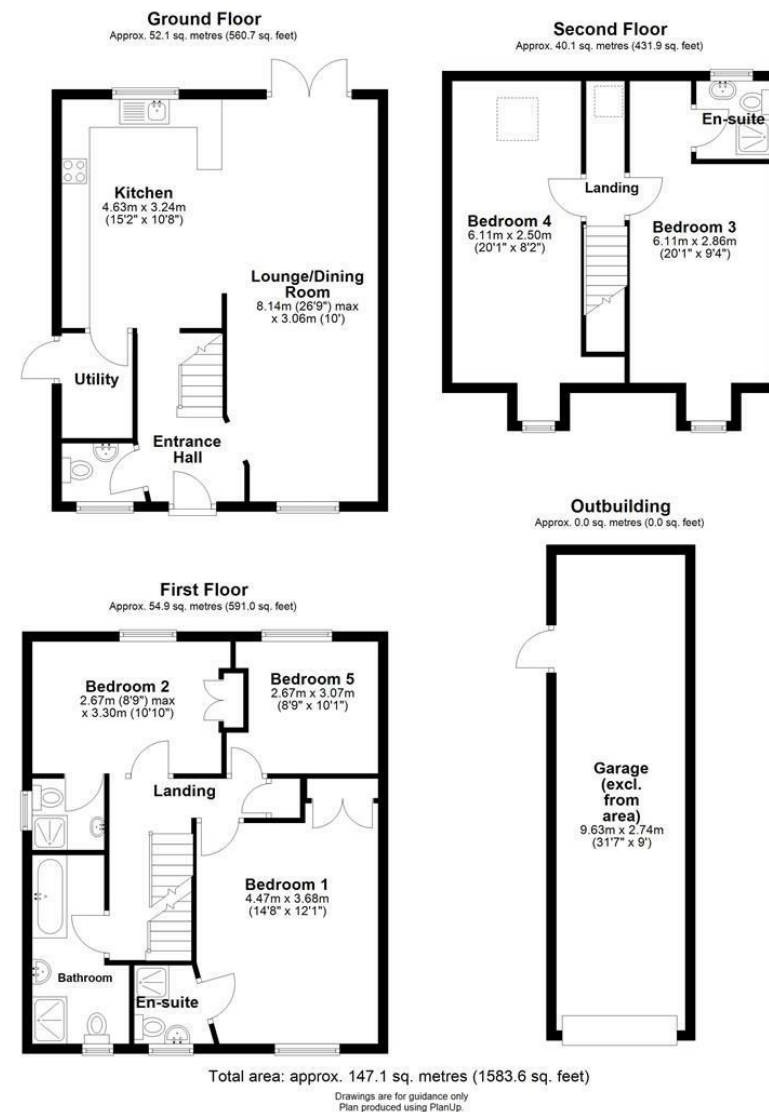
Willingham is a vibrant village with local pubs, shops, a post office, library, and medical centre. It's well-served by public transport into Cambridge, with quick access to Ely, Huntingdon, and nearby commuter routes. The home is within catchment for Willingham Primary School (rated 'Good' by Ofsted) and Cottenham Village College.

Tenure: Freehold

Council Tax Band: E (£2,943 for 2024–25)

Contact Radcliffe & Rust today on 01223 307 898 to book your private viewing and experience this exceptional home for yourself.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	75	86
EU Directive 2002/91/EC		

