



AWARD
PROPERTY MANAGEMENT

3 Damms Pastures, Highfields Caldecote

Guide Price £650,000



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A delightfully private and spacious four bedroom family home, beautifully presented throughout with good sized gardens, double garage and driveway parking. Situated on a small quiet cul-de-sac of just three similarly sized homes and conveniently positioned for access to local amenities and good transport links to Cambridge (6 Miles) and beyond.

Offering over 1725 square feet of flexible living space, this home is perfect for the growing family or those seeking additional space for home working. Accommodation comprises a light and welcoming hallway with storage cupboard and cloakroom WC and stairs to the first floor, living room with front aspect window, feature fire place and French doors leading to the garden, snug/dining room with bay style window, study, spacious fitted kitchen with a range of cabinets and cupboards including space for a dishwasher, double oven, gas hob, one and a half sink drainer unit and window overlooking the rear lawn, breakfast room with doors to the garden, utility room with wall mounted gas boiler and space for laundry appliances and door to the driveway. The first floor landing with storage cupboard leads to a master bedroom with built in wardrobes and stylish ensuite bathroom, three further double bedrooms including built in storage in bedrooms two and three, family bathroom.

Externally, the front garden is laid to lawn with high hedge screening providing a sense of privacy, gated side access leads to a generous secluded side and rear garden of mainly lawn with a good sized paved and decked patio and a range of trees, shrub and flower borders. The blocked paved driveway accommodates up to four cars in addition to a double garage with twin up and over doors and side access door.

Tenure: Freehold

Services: Mains gas, electric, water and drainage are all connected

Fixtures and Fittings: Unless specifically stated, all fixtures and fittings are expressly excluded from the sale.

Local Authority: South Cambridgeshire District Council

Council Tax: Band F

EPC Rating: Band D

Parking: Double garage and driveway space for up to four cars

Sale Chain: offered with no upward chain

Local Information: The combined village of Highfields Caldecote lies approximately 6 miles west of Cambridge city with good transport links to the city and beyond via the A428, A14 and M11 main routes. The village is considered a pleasant place to live with a local primary school, parish church and playing field. -Public transport provides a regular service to both Cambridge and Cambourne where a wider range of facilities including supermarket, surgery and dentists, hotel and fitness centre. For secondary schooling, the village falls within the catchment of the highly regarded Comberton Village College. Future development in the local area is likely to bring additional benefits to the village in form of increased amenities and further improved transport links with a dedicated busway to Cambridge and an East West rail line due to introduce a new station nearby at Cambourne.

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Property Description

Tiled flooring, doors to living room, study, kitchen, cloakroom, storage cupboard, stairs to first floor

Living Room 20' 6" x 11' 7" (6.24m x 3.53m)

Carpet flooring, front aspect window, French doors to garden, feature fire place

Snug/Dining Room 12' 5" x 10' 10" (3.78m x 3.30m)

doors from living room, carpet flooring, bay style rear aspect window

Study 10' 6" x 9' 0" (3.20m x 2.74m)

Carpet flooring, front aspect window

Kitchen 12' 8" x 10' 6" (3.86m x 3.20m)

Tiled flooring, cream base and wall units, 1.5 sink/drainers, double oven, gas hob, buffeted worktops with tiled splash backs, rear aspect window

Breakfast Room 12' 1" x 7' 10" (3.68m x 2.39m)

Tiled flooring, French doors to rear garden

Utility Room 7' 9" x 7' 1" (2.36m x 2.16m)

Tiled flooring, single sink and drainer, worktop and base cupboards, wall mounted gas boiler, space for laundry appliances, door to driveway

Landing

Galleried style, carpet flooring dormer style window, cupboard

Bedroom One 12' 1" x 12' 1" (3.68m x 3.68m) Max

Carpet flooring, dormer style window, double built in wardrobes

Ensuite Bathroom

Karndean flooring, tiled walls, corner bath with rainfall shower over, wash basin with storage unit under, low level WC, wall mounted vanity mirror

Bedroom Two 11' 7" x 10' 1" (3.53m x 3.07m)

Carpet flooring, rear aspect window, built in double wardrobe

Bedroom Three 11' 7" x 8' 6" (3.53m x 2.59m)

Carpet flooring, front aspect window, single storage cupboard

Bedroom Four 9' 4" x 7' 1" (2.84m x 2.16m)

Carpet flooring, rear aspect window

Family Bathroom

Amtica flooring, part tiled walls, bath with shower over, low level WC, bidet, pedestal wash basin, wall mounted vanity light and mirror







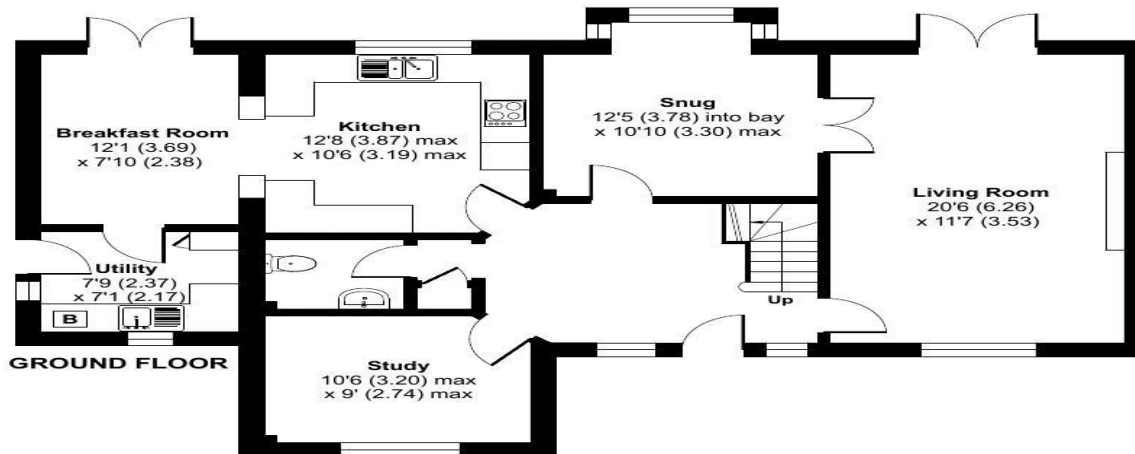
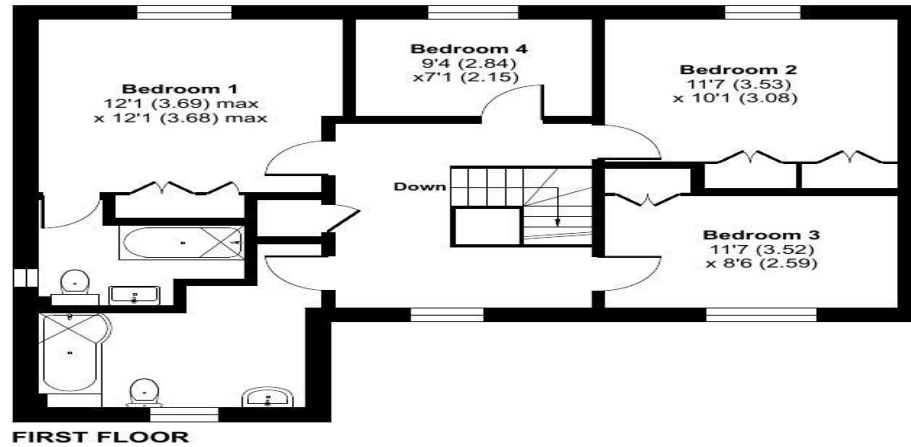
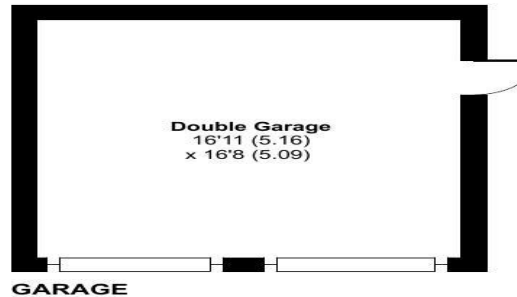
Damms Pastures, Highfields Caldecote, Cambridge, CB23

Approximate Area = 1728 sq ft / 160.5 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 2011 sq ft / 186.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Award Property Management. REF: 1393068



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These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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