



111 Coxs End, Over, Cambridge, CB24 5TY
Offers In Excess Of £525,000 Freehold



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AVAILABLE TO PURCHASE WITH THE BENEFIT OF NO ONWARD CHAIN IS THIS DETACHED FAMILY HOME TUCKED NEATLY AWAY WITHIN THIS POPULAR CUL-DE-SAC IN THE VILLAGE OF OVER.

- Detached house
- Constructed in 1997
- Gas fired central heating to radiators
- 0.09 acre plot
- Council tax band-F
- 4 bedrooms, 4 reception rooms, 2 bathrooms
- 1507.1 sqft/140 sqm
- Driveway parking for two vehicles and a single garage
- EPC-C/69

Having been constructed in 1997, this detached family home later had part of the garage converted to provide generous internal accommodation measuring 140 sqm / 1507.1 sqft.

To the ground floor, is a large welcoming entrance hall with four reception rooms adjoining which includes a large living room with sliding doors opening into the rear garden, a formal dining room with bay window to the front, a home office and a sitting room which occupies part of the garage conversion. The large kitchen/breakfast room is well equipped with a farmhouse style kitchen which includes copious amounts of storage at both eye level and base level, a butler sink, a large wooden work surface and integrated appliances which includes a dishwasher, a gas hob and a fan assisted double oven. Completing the ground floor is a WC accessible off the entrance hall and an integral garage which is accessible off the sitting room and houses the boiler.

To the first floor is a spacious landing area which provides access to all four well-proportioned bedrooms. The first floor has two bathrooms which includes an en-suite shower room accessible off the master bedroom and a family bathroom which serves the remaining three bedrooms.

Externally, To the front of the property is a hard standing driveway providing parking for two vehicles and a patio area which leads up to the front door. The private rear garden of the property is laid predominantly to lawn with well-established flower beds and benefits from two separate slate laid patios, ideal for lounging in the warmer months of the year.

Location

Over is a large and popular village situated about 9 miles north west of Cambridge. The village offers a wide range of local facilities including general store, hairdresser, public house, green, recreation ground and a very popular community centre. There is a primary school in the village with secondary schooling available at the highly regarded Swavesey Village College.

Whilst being a quiet village it is ideally well situated to access the guided bus stop located between Over and Swavesey with buses running to St Ives and Cambridge, and the new Cambridge North Railway Station and north to St Ives, Huntingdon and Peterborough. In addition, there is an adjoining off road cycle/walkway. Access to the A14 is only five miles away. There are plentiful local walks including alongside the River Ouse and at the nearby RSPB reserve at Fen Drayton Lakes.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-F

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

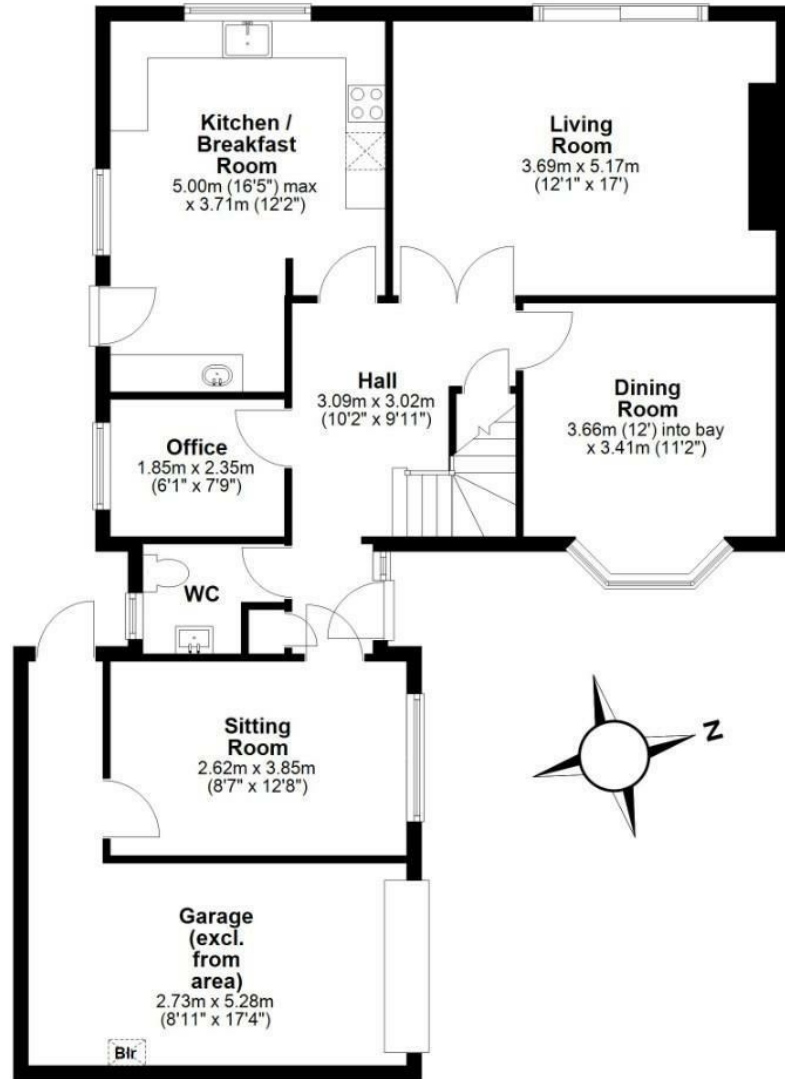
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





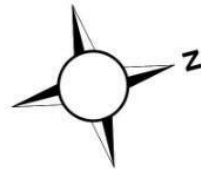
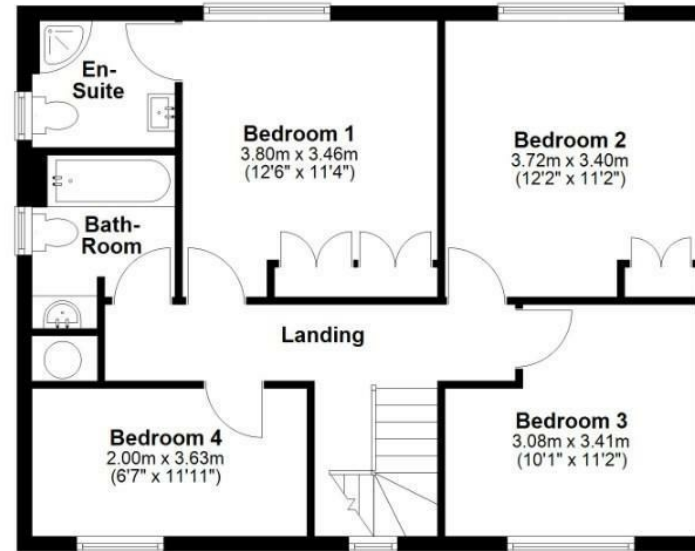
Ground Floor

Approx. 77.5 sq. metres (834.6 sq. feet)



First Floor

Approx. 62.5 sq. metres (672.5 sq. feet)



Total area: approx. 140.0 sq. metres (1507.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 69 | 82 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



