



Males Close, Cottenham, CB24 8SB

CHEFFINS

Males Close

Cottenham,
CB24 8SB

A beautifully presented four bedroom detached property extending to approximately 1265sqft and arranged over two floors. The property further benefits from off-road parking for multiple vehicles, as well as garage and generous rear garden, located in the highly sought after village of Cottenham, close to local amenities and transport links including A10, A14 and M11.

4 2 2

Guide Price £500,000





LOCATION

The delightful village of Cottenham is ideally and conveniently situated just 6 miles north of the university city of Cambridge. The thriving community offers excellent social, leisure and educational facilities, including shops, restaurants, post office, church, library and primary school. For the commuter, the nearest train station is in Waterbeach (5 miles) and provides direct links into Cambridge and London Kings Cross.

FRONT ENTRANCE DOOR

leading into:

ENTRANCE HALL

with wood flooring and understairs storage cupboard, downlight, radiator, further storage cupboard with shelving.

DOWNSTAIRS CLOAKROOM

with tiled flooring, low level w.c., radiator, wash hand basin with storage cupboard beneath, downlight, upvc double glazed frosted window overlooking side of the property, further understairs storage cupboard with laminate flooring and space and plumbing for washing machine with shelving.

KITCHEN

with wood effect tiled flooring, a range of floor and wall units with quartz worktops, integrated Neff oven and grill, integrated 4 ring Neff induction hob with extractor fan, splashback, one and half sink and drainer with mixer tap, space for fridge/freezer, upvc double glazed window overlooking the front of the property, LED spotlights, radiator, side door out to the parking area, water softener and integrated Neff dishwasher, cupboard housing boiler, side door out to parking.

DINING ROOM

with wood flooring, radiator, downlight, sliding upvc double glazed door out onto garden and terrace area.

SITTING ROOM

with wood flooring, downlight, upvc double glazed sliding door out onto terrace area and rear garden, upvc double glazed window overlooking rear garden, integrated wood burner with stone hearth.

ON THE FIRST FLOOR

LANDING

carpeted, upvc double glazed window overlooking front of the property, downlight, access into loft space, airing cupboard with water tank and access into various rooms.

PRINCIPAL BEDROOM

with wood flooring, downlight, upvc double glazed window overlooking rear garden, radiator, built-in wardrobes with hanging rail and shelving, access into:

ENSUITE

with tiled flooring, walk-in tiled shower, part tiled walls, low level w.c., wash hand basin with storage cupboard beneath, heated towel rail, LED spotlights, extractor fan, and upvc double glazed frosted window overlooking side of the property.

BEDROOM 2

carpeted, upvc double glazed window overlooking the rear of the property, downlight, radiator, built-in wardrobe with hanging rail and shelving.

BEDROOM 3

with wood flooring, radiator, downlight, upvc

double glazed window overlooking the front of the property, built-in wardrobe with overhead storage cupboards and shelving.

BEDROOM 4

with wood flooring, downlight, upvc double glazed window overlooking rear of the property, radiator.

BATHROOM

with tiled flooring and part tiled walls, three piece suite comprising bath with shower over, wash hand basin with mixer tap, low level w.c., upvc double glazed frosted window overlooking front of the property, heated towel rail, spotlights,

OUTSIDE

The property is approached via pathway leading to off-road parking for multiple vehicles and GARAGE on a concrete base with up and over door, personal door, light and power, power sockets. The front garden is predominantly laid to lawn with borders containing a variety of hedging, shrubs and trees.

Rear garden is fully enclosed with timber fencing, two terrace areas perfect for alfresco dining and outdoor seating. Garden is predominantly laid to lawn with borders containing a variety of shrubs, trees and hedging. Two timber storage sheds.





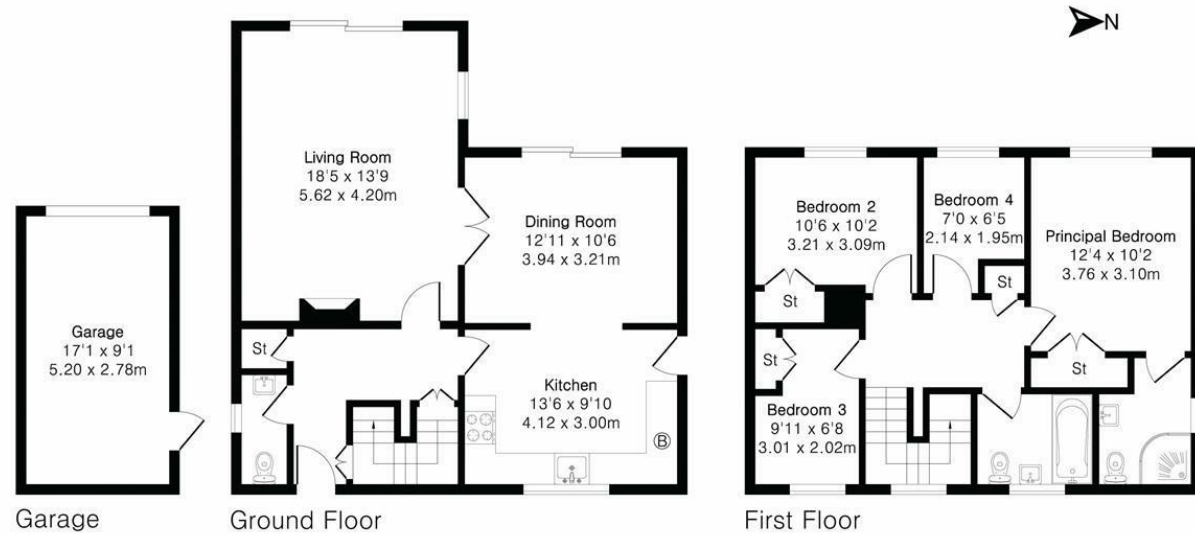


**Approximate Gross Internal Area 1265 sq ft - 118 sq m
(Excluding Garage)**

Ground Floor Area 688 sq ft – 64 sq m

First Floor Area 577 sq ft – 54 sq m

Garage Area 156 sq ft – 14 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £500,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.