



1 Peacock Close , Cottenham, Cambridge, CB24 8BA

Guide Price £585,000 Freehold



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CONSTRUCTED IN 2023 BY REDROW, THIS THREE-BEDROOM, THREE-EN SUITE, LIFESTYLE HOME HAS HAD MANY IMPROVEMENTS SINCE OWNERSHIP AND PROVIDES ELEGANT DÉCOR THROUGHOUT.

- Detached family home
- 3 bedrooms, 3 en suite bathrooms, 1 reception room
- Constructed in 2023 by Redrow
- 1376.2 sqft/129.9 sqm
- Gas fired central heating to radiators
- Driveway and detached garage
- 8 years remaining on the NHBC
- EPC-B/84
- Council tax band-D

With accommodation measuring 11376.2 sqft/129.9 sqm, this spacious three-bedroom home provides accommodation over two floors and occupies a non-overlooked plot.

To the ground floor is a spacious entrance hall with a WC and storage cupboard off of as well as stairs which lead up to the first floor. The spacious living room benefits from a large bay window to the front with bespoke, made to measure, floor to ceiling curtains. The hub of the house is the spacious kitchen/dining area which benefits from fitted AEG appliances, updated quartz work surface and the addition of a kitchen island with storage built within. Off the kitchen/dining area is a utility room with independent access to the driveway to the side of the property.

To the first floor is a spacious and beautifully presented master bedroom has a large bay window overlooking the fields to the front, an enviable walk-in dressing room and a large en suite with both a walk-in shower and a bath. Both bedrooms two and three are well proportioned double bedrooms and each benefit from en suite shower rooms.

Externally, to the front is a small lawn area with herbaceous borders and a paved pathway leading to the front door. To the side of the property is a double tandem driveway which leads to a detached, single garage beneath a pitched tiled roof. Ther rear garden of the property in non-overlooked position, fully enclosed and laid to lawn with a patio area accessible off the dining area.

Location

Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Tenure

Freehold

Services

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

Statutory Authorities

South Cambridgeshire District Council
Council tax band-D

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

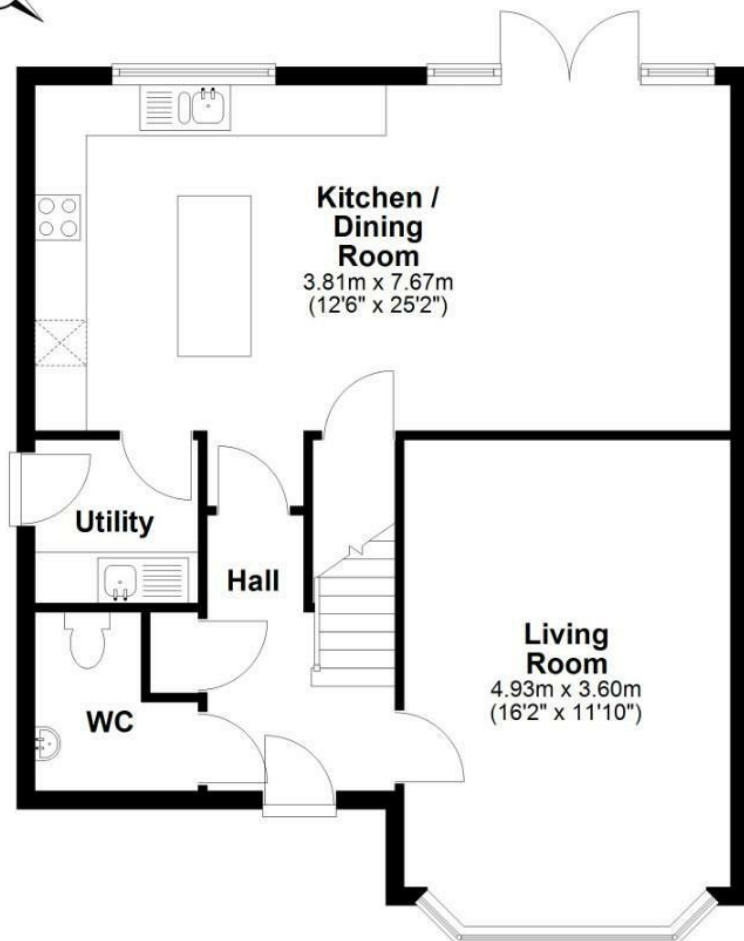






Ground Floor

Approx. 64.0 sq. metres (688.7 sq. feet)

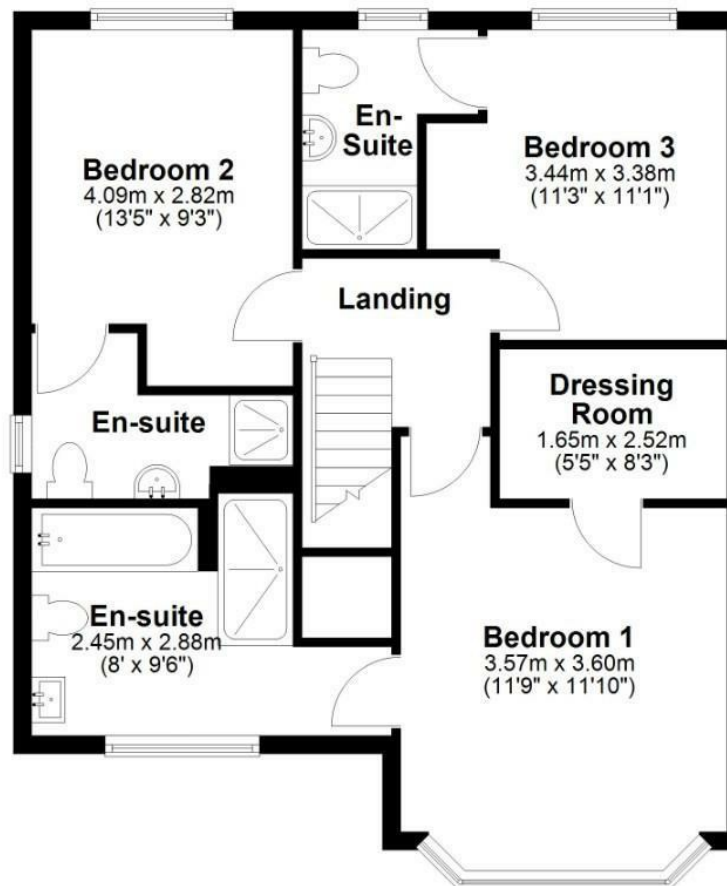


Total area: approx. 127.9 sq. metres (1376.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

First Floor

Approx. 63.9 sq. metres (687.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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	



