



**Radcliffe & Rust**  
Residential sales & lettings

**13 Peacock Close, Cottenham CB24 8BA**  
**Guide Price £535,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this stunning newly built detached property in Cottenham, CB24. Cottenham is just five miles North of the centre of Cambridge, twelve miles from the centre of Ely and is perfectly placed for the commuter being just four and a half miles from Waterbeach train station, four miles from Cambridge Business and Science Parks, and six miles from Cambridge North train station and the A14/M11. Despite being well connected for the commuter Cottenham is still a wonderfully rural village. It enjoys a wealth of local amenities including GP surgeries, a dentist, pharmacy, butchers, bakery, Co-op, two public houses, community centre, village hall and sports ground. Cottenham also offers both a primary and secondary school (Cottenham Primary) and (Cottenham Village College) respectively. There is also a sports centre available at the secondary school.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer, for sale, this modern detached property in the popular village of Cottenham. Enjoying a prime position in this newly built development, the property is as stunning on the inside as it is on the outside.

The property is set back from the pavement behind a small hedge lining the edge of the front garden. The front garden is laid to lawn with a paved footpath leading to the front door. Once inside, there is a hallway with stairs leading to the first floor. The flooring throughout the ground floor is a stunning dark brown wooden style LVT set in a herringbone pattern. On the right hand side of the hallway is the cloakroom which has a W.C. and hand basin and next to the cloakroom is a useful storage cupboard. On the left hand side of the hallway is the living room. With a large bay window overlooking the front of the property, this room is flooded with light and offers a wealth of furniture layout possibilities.

At the end of the hallway is the open plan kitchen diner. This room has the real WOW factor with dark blue wall and base units with a white Quartz worktop and separate kitchen island which could seat three people. Within the kitchen there is a wine fridge, double oven, four ring gas hob, cooker hood, large pantry style cupboard and integrated fridge, freezer and dishwasher. The dining end of this room could easily seat 6 - 8 people and has an additional storage cupboard. At the dining end of the room, there are French doors with full length windows either side overlooking the rear garden. Off the kitchen there is a separate utility room with the same wall and base units as the kitchen, additional sink and drainer and a washing machine and tumble dryer. In the utility room, there is also a half glazed door leading to the driveway and garage.

On the first floor, there are three double bedrooms which all have en-suites. On the left hand side of the landing are bedrooms one and two. The master bedroom overlooks the front of the property. Enjoying the same large bay window as the living room on the ground

floor, the master has a built-in cupboard / wardrobe and has a large en-suite which has a bath, separate walk-in shower, W.C., hand basin, stainless steel coloured heated towel rail and marble style wall and floor tiles. Next to the master bedroom is bedroom two. Another great sized double, this bedroom overlooks the rear of the property and has an en-suite which has a walk-in shower cubicle with glass sliding door, W.C., hand basin and stainless steel coloured heated towel rail. En-suite two has the same marble style tiles as the master en-suite. On the opposite side of the landing is bedroom three. This bedroom overlooks the rear of the property and could comfortably fit a double bed and additional furniture. The third en-suite in this bedroom has a walk-in shower cubicle with bi-folding glass door, W.C., hand basin and stainless steel coloured heated towel rail. The same marble style tiles have been used in all en-suites.

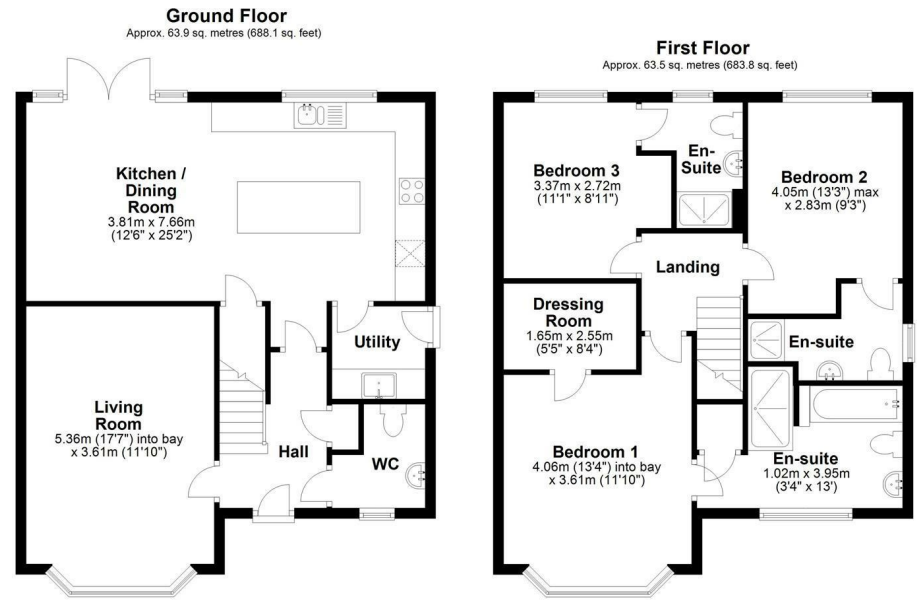
To the rear of the property, there is a generous rear garden mainly laid to lawn. Within the garden there is also a paved patio area with a side gate leading to the driveway and separate garage and a second gate on the opposite side of the garden leading to the front of the property.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements throughout Cambridge and the surrounding areas.

### Agents notes

Tenure: Freehold  
Council tax band: E





Total area: approx. 127.5 sq. metres (1371.9 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		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	

