



Coltsfoot Close, Cambridge, CB1 9YH



## Coltsfoot Close

Cambridge,  
CB1 9YH

A well presented three bedroom detached property extending to approximately 1103sqft and arranged over two floors. The property further benefits from off-road parking and a generous rear garden and is located close to local amenities and transport links including Addenbrookes Biomedical Campus, Cambridge station and the A14.

3 2 2

**Guide Price £525,000**





## LOCATION

Coltsfoot Close is a quiet cul-de-sac in the popular Cherry Hinton area. This well-established development features modern family homes with private gardens, just a short walk from local shops, supermarkets, Cherry Hinton Hall Park, and good schools. Commuters benefit from frequent bus services to Cambridge city centre, fast access to the A14, A11, Addenbrooke's Hospital, the Biomedical Campus, and mainline rail links.

**UPVC FRONT DOOR**

into:

**ENTRANCE HALL**

inset door mat, electricity meter box, carpeted with radiator, access to first floor and into various rooms.

**KITCHEN**

With a range of floor and wall units and laminate worktop, stainless steel one and a half bowl sink and drainer with mixer tap, integrated Neff oven and grill with pull out heating tray, integrated Neff combination oven, grill and microwave above the main oven, Neff integrated four ring gas hob, Neff extractor fan, integrated Bosch freezer, integrated Neff fridge, integrated Neff washing machine, slimline integrated Bosch dishwasher, built in shelving unit, two corner drawers, tile effect laminate flooring, part tiled walls, radiator, UPVC double glazed window overlooking the front of the property, downlights

**DINING ROOM**

Carpeted, dual aspect UPVC double glazed windows overlooking front and side of the property, radiator, fuse box, down light and wall lights

**WC**

Karndean tile effect flooring, part tiled walls, low level wc, hand wash basin, heated towel rail, UPVC double glazed frosted window overlooking the side of the property, down light

**SITTING ROOM**

Carpeted, UPVC double glazed window overlooking rear garden and UPVC double glazed sliding door out onto rear garden, two radiators downlights and under stairs storage cupboard

**FIRST FLOOR****LANDING**

carpeted, UPVC double glazed window, loft access, airing cupboard and access into various rooms.

**PRINCIPAL BEDROOM**

Carpeted, UPVC double glazed window overlooking the front of the property, radiator, downlight, access into:

**EN SUITE**

Three piece suite comprising tiled shower, low level WC, hand wash basin, vinyl flooring, UPVC double glazed frosted window overlooking the front of the property, radiator, downlight and part tiled walls

**BEDROOM 2**

Carpeted, UPVC double glazed window overlooking rear garden, radiator and downlight

**BEDROOM 3**

Carpeted, UPVC double glazed window overlooking the rear garden, radiator and downlight

**BATHROOM**

Three piece suite comprising bath with shower over, low level WC, Hand wash basin, Karndean tile effect flooring, UPVC double glazed frosted window overlooking side of the property, heated towel rail, downlight

**OUTSIDE**

The property is approached via a brick paved driveway offering off-road parking. borders to the front containing a variety of shrubs and flowers and side access to the rear down both sides of the property.

To the rear there is a paved terrace area perfect for outside seating and al fresco dining, garden is predominantly laid to lawn and fully enclosed by timber fencing, borders containing a variety of trees shrubs and hedging, outside water tap timber storage shed and access to the front of the property down both sides.

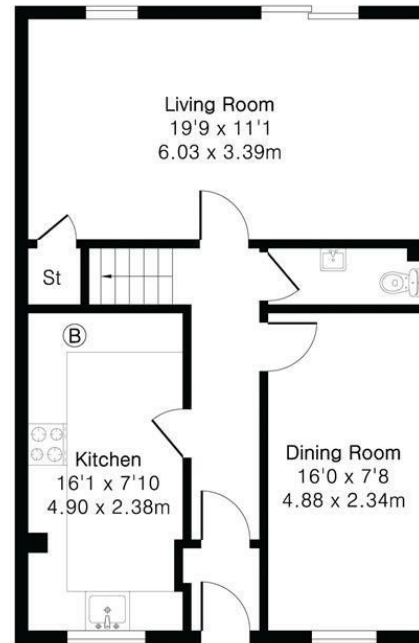




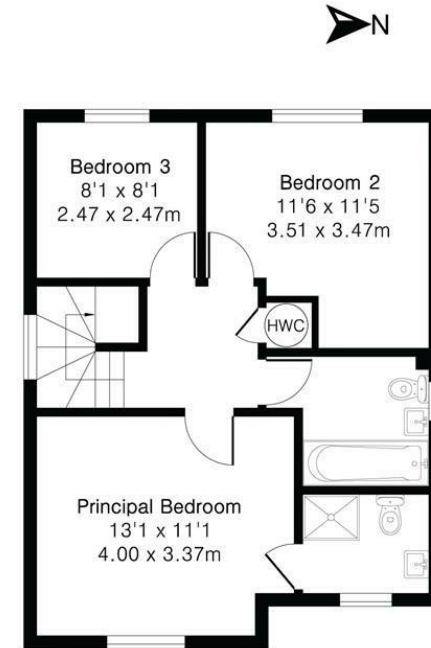
**Approximate Gross Internal Area 1103 sq ft - 103 sq m**

Ground Floor Area 610 sq ft – 57 sq m

First Floor Area 493 sq ft – 46 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

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Tenure - Freehold

Council Tax Band - D

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>.

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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.