

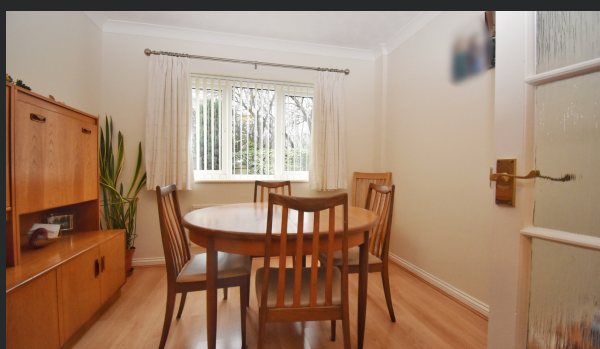


COLTSFOOT CLOSE, CAMBRIDGE



Guide Price: £650,000

This is an immaculately presented and spacious 4 bedroom detached family home in quiet cul-de-sac location in Cherry Hinton within easy reach to the City Centre and Addenbrooke's Hospital. With double garage and off-street parking.



Features

- ✓ Study
- ✓ Double Garage
- ✓ Double Bedrooms
- ✓ Cul-de-sac Location
- ✓ Off-Street Parking
- ✓ Close to Amenities

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This is an immaculately presented four-bedroom family home enjoying a quiet cul-de-sac position conveniently placed for the city centre, A14 and Addenbrookes.

As you enter the property there is a spacious entrance hall with stairs rising to first floor accommodation, storage cupboard under, laminate flooring, radiator.

Cloakroom: with window to side aspect, comprising WC, wash basin, radiator.

Study: 8'7 x 8'6 (2.62m x 2.59m) with box bay window to front aspect, radiator.

Sitting Room: 19'6 x 11'3 (5.95m x 3.44m) with window to front aspect, feature gas fire with marble and timber surround and marble hearth, two radiators and patio doors to:

Dining Room: 10'1 x 9'10 (3.07m x 3.00m) with French doors from hallway, window to rear aspect, radiator.

Kitchen: 14' x 8'2 (4.27m x 2.49m) with range of base level and wall mounted storage cupboards, ample fitted working surfaces with sink unit with mixer tap and drainer, integrated fan assisted oven and plumbing for fridge/freezer and dishwasher, window to rear aspect.

Utility Room: with window to front aspect, door to side, with inset sink unit with mixer tap and drainer, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler.

First Floor

Landing with window to front aspect, airing cupboard housing hot water cylinder and shelving and roof space access.

Bedroom 1: 12'9 x 9'5 (3.88m x 2.86m) Double bedroom with window to rear aspect, fitted wardrobes and radiator, door to:

Ensuite Shower Room: Modern white suite comprising, WC, a basin set in a vanity unit and corner shower with window to side aspect.

Bedroom 2: 11'3 x 9'8 (3.44m x 2.94m) Double Bedroom with window to rear aspect and radiator.

Bedroom 3: 11'3 x 9'7 (3.44m x 2.91m) Double Bedroom with box bay window to front aspect and radiator.

Bedroom 4: 8'7 x 6'7 (2.63m x 2.00m) with window to rear aspect, radiator.

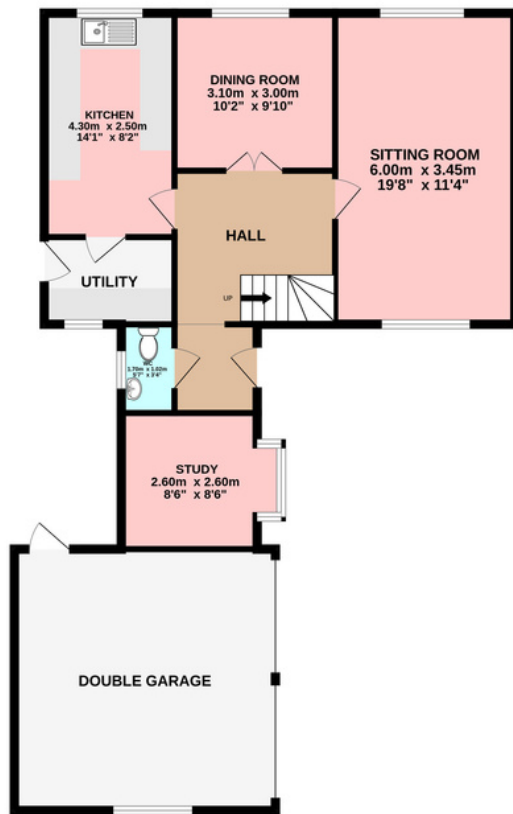
Family Bathroom: with window to front aspect, matching suite comprising low level WC, wash basin, bath with shower over, tiled floor and wall tiles.

Outside

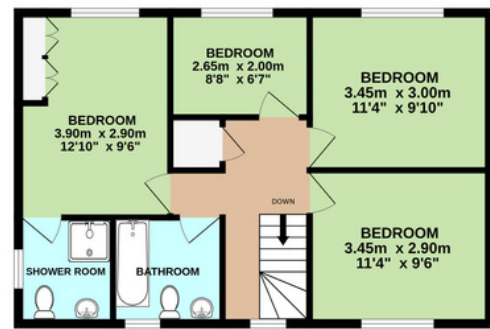
The front garden is mostly laid to lawn with a block paved driveway leading to the large double garage. Side gate access is available to the rear, where the enclosed garden is mostly laid to lawn with mature planting to its borders and with patio area.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
65.7 sq.m. (707 sq.ft.) approx.

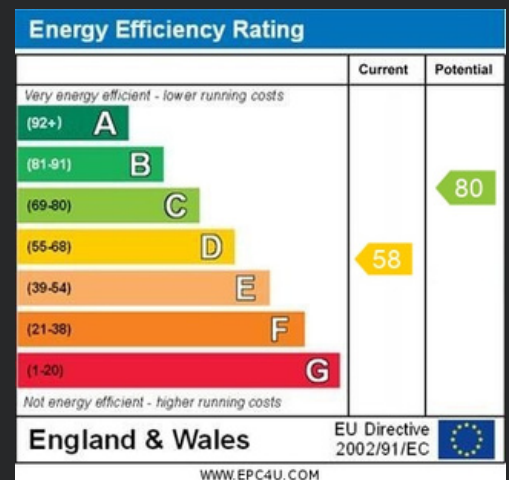


1ST FLOOR
53.8 sq.m. (579 sq.ft.) approx.



TOTAL FLOOR AREA : 119.5 sq.m. (1286 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE: FREEHOLD
EPC BAND: D
COUNCIL TAX BAND: F
LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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