



**DAINTREES ROAD**  
Fen Drayton

**Carter Jonas**



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## DAINTREES ROAD, FEN DRAYTON, CAMBRIDGE, CB24 4TE

- Cambridge City Centre – approx. 10 miles
- St Ives – approx. 5 miles
- Huntingdon Railway Station – approx. 8 miles

2 Reception rooms • Conservatory • Kitchen/breakfast room/diner • Utility & cloakroom • 4 Bedrooms • 3 Bathrooms (2 ensuite) • South facing gardens • Double garage & ample parking • EPC rating D

### DESCRIPTION

Daintrees Road is a private, tree-lined, no-through road situated at the edge of the village sitting alongside the recreation ground. The house itself has the most wonderful outlooks across the open space adding to its appeal. The accommodation extends to just under 2000sqft, is full of natural light and is beautifully presented throughout.

The ground floor living space lends itself perfectly to modern living with a pleasant open plan feel, yet with separate and versatile reception rooms. The kitchen/breakfast/diner is stylishly fitted with doors to the terrace and the reception room has a contemporary wood burner and further doors to the conservatory and terrace.

On the first floor are four double bedroom and three, modern bath/shower rooms (two en-suite).

A viewing of this lovely, ready-to-move-into home is highly recommended.

### OUTSIDE

The property is approached over an extensive, slightly sloping, resin driveway providing ample parking and giving access to the detached double garage.

**IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME OCCUPYING A DELIGHTFUL LOCATION ON THE EDGE OF THIS POPULAR AND CONVENIENTLY LOCATED VILLAGE.**





The majority of the grounds for No.3 are located to the rear of the house offering wonderful, secluded outdoor recreational space with lawned gardens and a private terrace, the perfect place for al-fresco dining and entertaining.

#### LOCATION

Fen Drayton is a pretty Cambridgeshire village situated within easy reach of Cambridge, St Ives and Huntingdon, with their many varied amenities and excellent commuter links. Within the village itself there is a public house, recreation ground and village hall, day nursery and primary school (within walking distance). Secondary schooling is available in the neighbouring village of Swavesey, with an 'Ofsted outstanding rating' (4 minutes by bus/car). For those needing commuter, there is easy access to the A14, linking to the A1 and M11, along with the rail station at Huntingdon and the guided bus route at St Ives. There is a guided busway which takes 20 minutes to get to Cambridge city centre.

#### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected. Solar panels & batteries. Car-charging point.

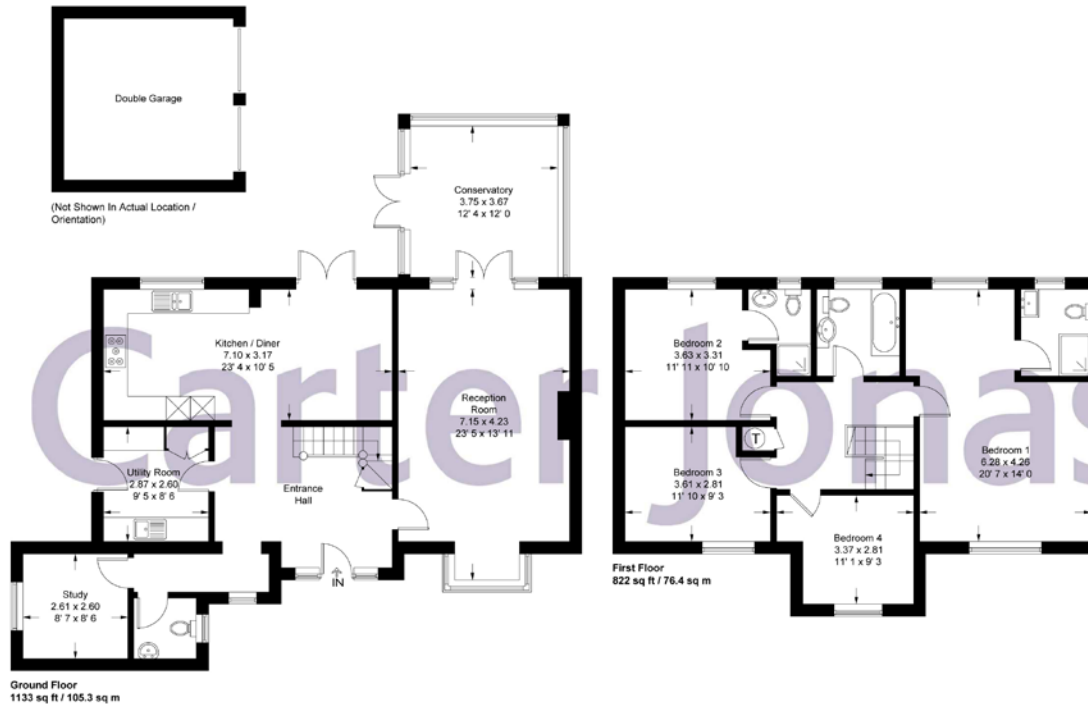
**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330



## Daintrees Road

Approximate Gross Internal Area = 1955 sq ft / 181.7 sq m  
(Excluding Double Garage)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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