



**HIGH STREET, COTTENHAM, CB24**  
£595,000

**Carter Jonas**



# HIGH STREET, COTTENHAM, CB24

This brand new three bedroom detached home is located in a tucked away position off the main high street in Cottenham.

The welcoming entrance hall offers built in storage and a cloakroom, and leads into the open-plan kitchen/living/dining room. With dual aspect bi-fold doors, and an impressive built in media unit this is an ideal space for entertaining. The modern kitchen has a fantastic central island, eye level oven, integrated fridge/freezer and dishwasher.

The oak staircase leads to the first floor landing, which is flooded with light through the skylight. Off which is the principle bedroom with en-suite shower room and twin sinks. Two further double bedrooms and a family bathroom complete this home.

Outside is a low maintenance wrap around garden with raised beds and off-road parking for three cars.

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, Costcutter, Post Office, greengrocer, hairdresser, car garages and pharmacy.

In addition there are two GP surgeries, a dental surgery, library and community centre. Cottenham boasts four public houses and various restaurants including a Chinese takeaway and an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College, both of which are Ofsted rated as 'good'.

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.

**TENURE** Freehold

**LOCAL AUTHORITY**

**EPC BAND** To be confirmed

**A BRAND NEW THREE BEDROOM DETACHED HOUSE IN A TUCKED AWAY POSITION JUST OFF THE HIGH STREET OF THIS VERY POPULAR VILLAGE.**

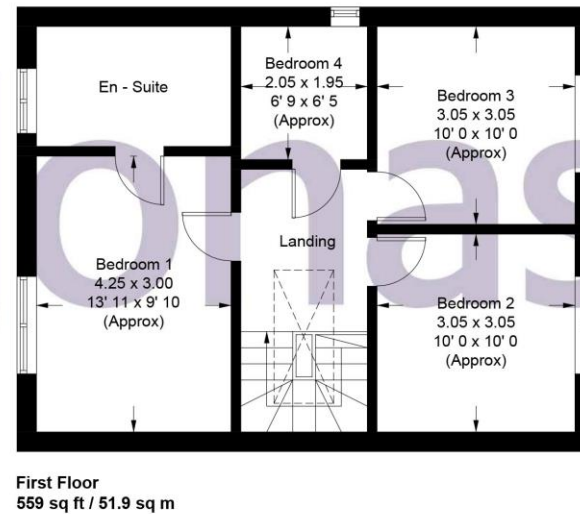
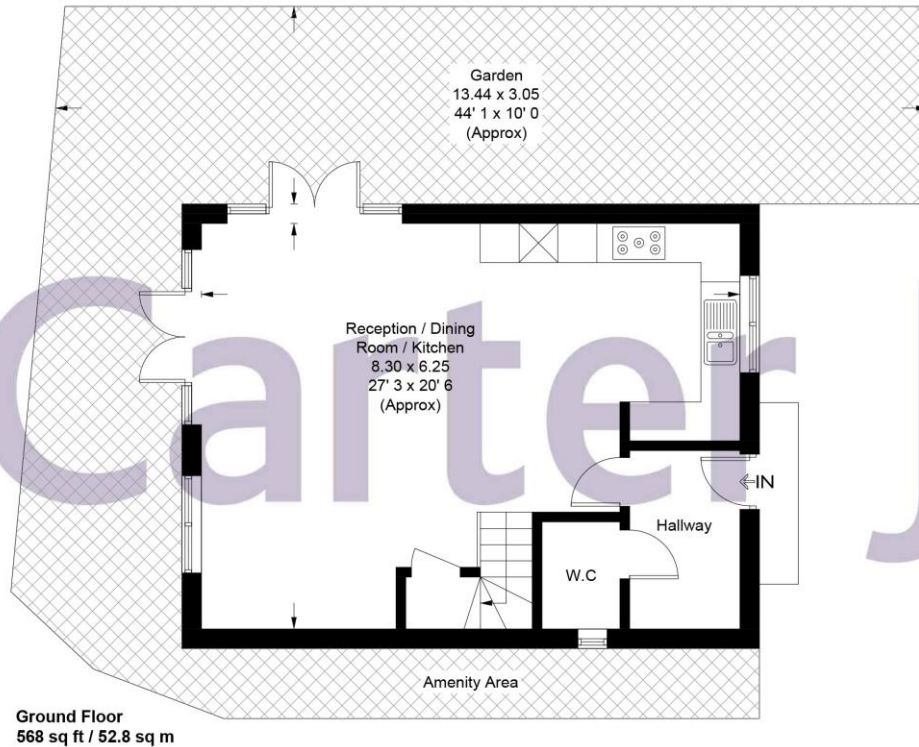






# High Street, Cottenham

Approximate Gross Internal Area = 1127 sq ft / 104.7 sq m



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