



HIGH STREET, COTTENHAM, CB24
£595,000

Carter Jonas

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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'.

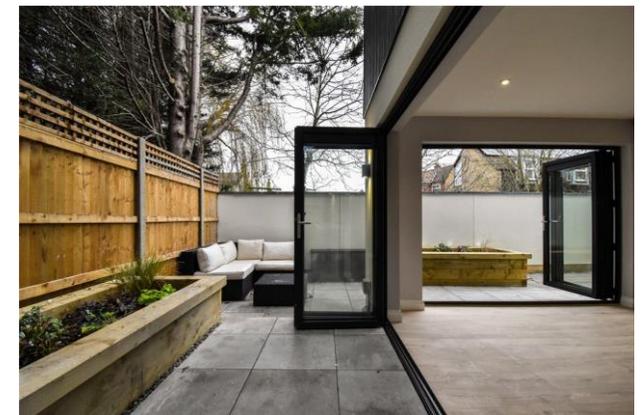
Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads.

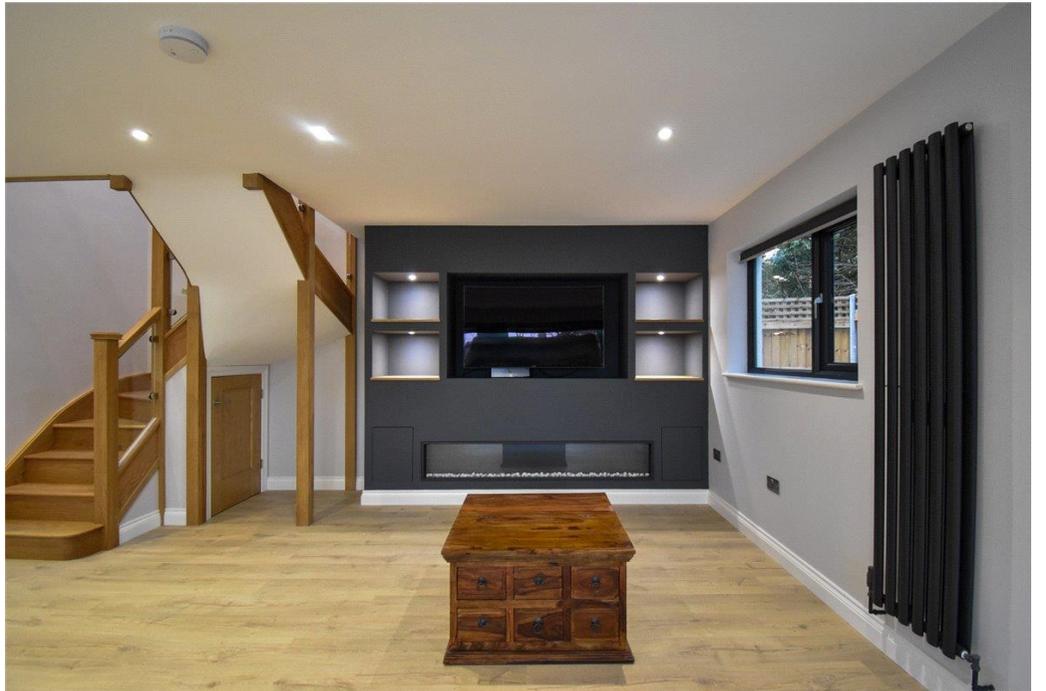
TENURE Freehold

LOCAL AUTHORITY

EPC BAND To be confirmed

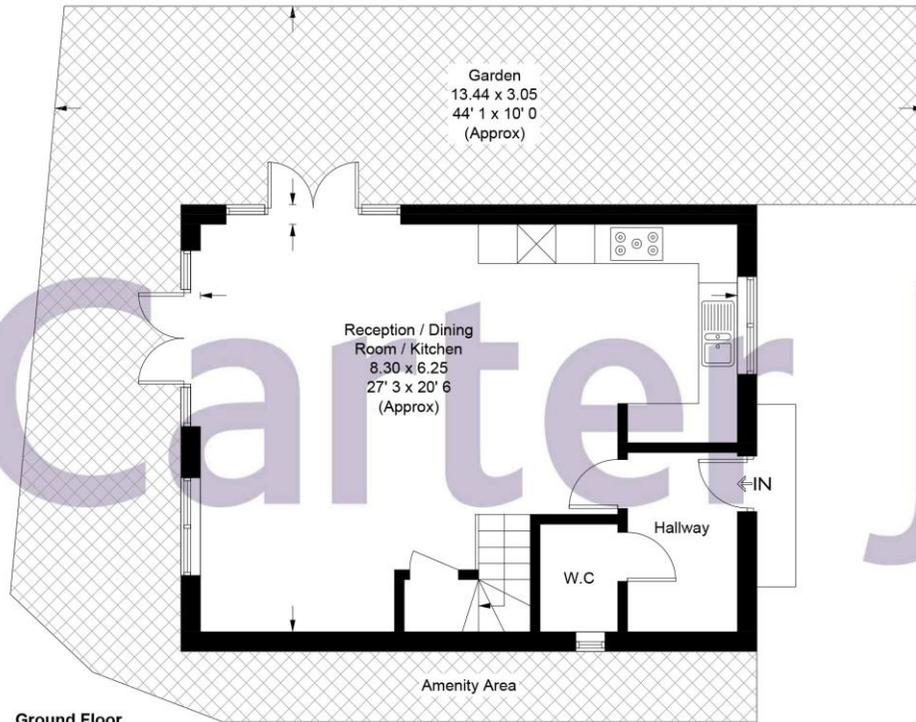
A BRAND NEW THREE BEDROOM DETACHED HOUSE IN A TUCKED AWAY POSITION JUST OFF THE HIGH STREET OF THIS VERY POPULAR VILLAGE.



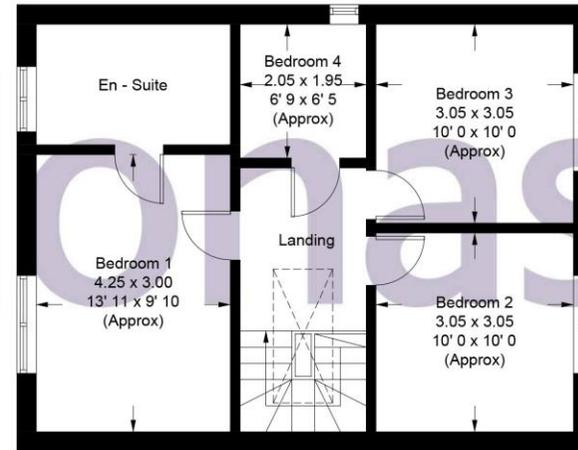


High Street, Cottenham

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



Ground Floor
568 sq ft / 52.8 sq m



First Floor
559 sq ft / 51.9 sq m

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.

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