

St. Peters Road, Coton, CB23 7PR

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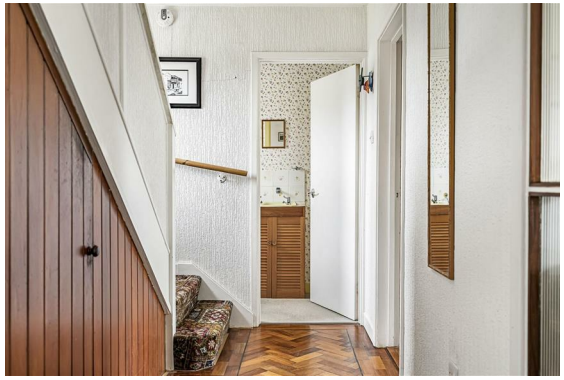
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Guide Price £475,000

- Detached Family Home
- Four Bedrooms
- Open Plan Living/Dining Room
- Kitchen
- Large Reception Room
- Original Parquet Flooring
- Large Garage And Garden
- Cash Buyers Only
- Chain Free



A detached family home requiring sympathetic improvement and updating throughout, offering well-proportioned accommodation arranged over two floors. The property further benefits from a private rear garden, a garage to the side and ample off-road parking. Situated within this highly sought-after and established residential area, the property enjoys convenient access to the village centre and Cambridge city. Offered for sale with no onward chain.






LOCATION

Coton is a highly regarded village situated approximately three miles west of Cambridge city centre, offering an appealing balance of village life and convenient access to the city. The village has a strong community feel, with a primary school, traditional public house, village hall and playing fields, together with Coton Orchard Garden Centre, which incorporates a farm shop, café and post office. The surrounding countryside provides a wealth of opportunities for walking and cycling, whilst the nearby M11 offers convenient road links to London and the wider motorway network. Regular bus services and cycle routes provide access to Cambridge, making Coton an attractive location for those seeking a more rural setting without sacrificing the amenities and facilities of the city.

PANELLED GLAZED ENTRANCE DOOR
leading into:

ENTRANCE PORCH
with inset lighting and panelled glazed door leading through into:

ENTRANCE HALL
with original parquet flooring, stairs rising to first floor accommodation with understairs storage cupboard, radiator, decorative fluted glazed panels and panelled glazed doors leading into respective rooms.

CLOAKROOM
comprisin a two piece suite with low level w.c., with hand flush, wash hand basin with separate hot and cold tap, storage cupboard under, tiled splashback, double glazed window fitted with privacy glass to front aspect.

KITCHEN
comprises a collection of both wall and base mounted storage cupboards and drawers with tiled work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, space for cooker with tiled splashback, space for fridge/freezer, cupboard housing base mounted boiler providing hot water and heating for the property, surface hatch through to Dining Room, panelled glazed door leading through into Lean-to.

OPEN PLAN LIVING/DINING ROOM
Dining area with coved ceiling, double panelled radiator, double glazed sliding door out onto garden, into Living Room with coved ceiling, former gas fireplace with tiled hearth and surround, double panelled radiator, window to side aspect, set of double glazed sliding doors leading out to garden.

FAMILY ROOM
with original parquet flooring, radiator, wall pointed lighting, double glazed window to front aspect.

ON THE FIRST FLOOR

LANDING
with loft access, storage cupboard, double glazed windows to front aspect and doors leading through into respective rooms.

PRINCIPAL BEDROOM SUITE
with coved ceiling, built-in wardrobe, radiator, large double glazed window overlooking garden.

BEDROOM 2
with built-in wardrobe, radiator, double glazed window overlooking garden, sliding doors providing access into airing cupboard housing hot water cylinder.

ENSUITE SHOWER ROOM
with shower cubicle, wall mounted shower head and glazed sliding door, wash hand basin with hot and cold mixer tap.

FAMILY BATHROOM
comprising of a four piece suite with shower cubicle with wall mounted electric Powershower, three quarter size bath with hot and cold mixer bath tap, low level w.c., with concealed hand flush, wash hand basin with separate hot and cold taps, tiled surround, radiator, double glazed windows fitted with privacy to both front and side aspects.

BEDROOM 3
with radiator, double glazed window to front aspect.

BEDROOM 4
with radiator, double glazed window to side aspect.

OUTSIDE
To the front the property is approached off St Peters Road via a dropped tarmac kerb leading onto a block paved driveway for multiple vehicles and with the front garden principally laid to lawn with some mature rose bushes.

An extremely private rear garden principally laid to lawn with a large paved patio area hugging the rear side of the property providing a good space to both relax and entertain this then opens out onto the lawned area with a paved pathway either side of the lawn leading round to the rear part of the garden. Relatively centrally positioned is a large and mature apple tree and then some well stocked bedding to the rear part of the garden. The garden is enclosed either side by fencing and fencing to the rear with mature birch tree inside the property. Adjacent to the property is a standalone SINGLE GARAGE with side access door and up and over door to the front, timber stone storage shed behind.

LEAN-TO with windows surrounding and a panelled glazed door from both the front and rear leading to the driveway and garden.

AGENTS' NOTE
Prospective purchasers should be aware that a structural engineer's report has identified a number of structural concerns, including cracking and potential movement affecting parts of the property. Further investigations and remedial works may be required, and prospective purchasers are advised to review the report and take appropriate professional advice regarding the property's condition and any implications for mortgage lending. A copy of the structural engineer's report is available upon request.



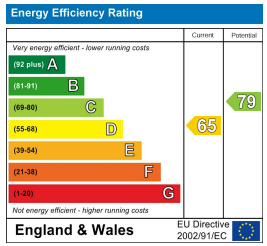












Guide Price £475,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire District Council

Approximate Gross Internal Area 1518 sq ft - 141 sq m
(Excluding Garage & Including Lean-To)
Ground Floor Area 806 sq ft – 75 sq m
First Floor Area 712 sq ft – 66 sq m
Garage Area 153 sq ft – 14 sq m



PINKPLAN

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.

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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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

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