



1019 sqft / 94.7 sqm

Driveway

206 sqm / 0.05 acre

1970's

Semi Detached House

EPC - E / 49

3 beds, 1 receps, 1.5 bath

Council Tax Band - C

Silverdale

A stylishly improved and extended three-bedroom home with a landscaped rear garden in the sought after village of Coton with great links to the A428, A14, M11 and the city centre. Available with the benefit of no onward chain.



Guide Price
£465,000



This extended three bedroom home offers a great location in a quiet village but a stones through from major commuter links and routes to the city centre.

Entrance hall has space for the usual coats and shoes. To the left is the open plan sitting / dining area, a large front window allows plenty of light and double French doors to the rear allow the same as well as a view of the recently landscaped garden. The living area benefits from a wood-burner.

At the end of the hallway is the kitchen which has a good amount of storage with base and wall units. Also supplied is an integrated oven, hob and extractor hood and a freestanding fridge freezer. Off the kitchen is an extension which is home to the utility room with washing machine and dishwasher provided and an additional downstairs WC complete with washbasin.

Upstairs are three bedrooms, two of which are doubles and then a single. A very recently fitted modern bathroom with a full suite including bath with shower over, WC and washbasin with vanity unit.

At the front of the house there is a gravelled driveway with parking for two cars and to the rear a raised slate patio with a lawn and a brick built storage unit.

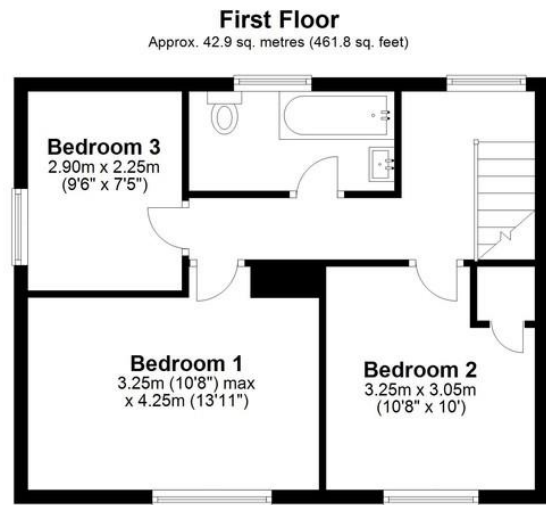
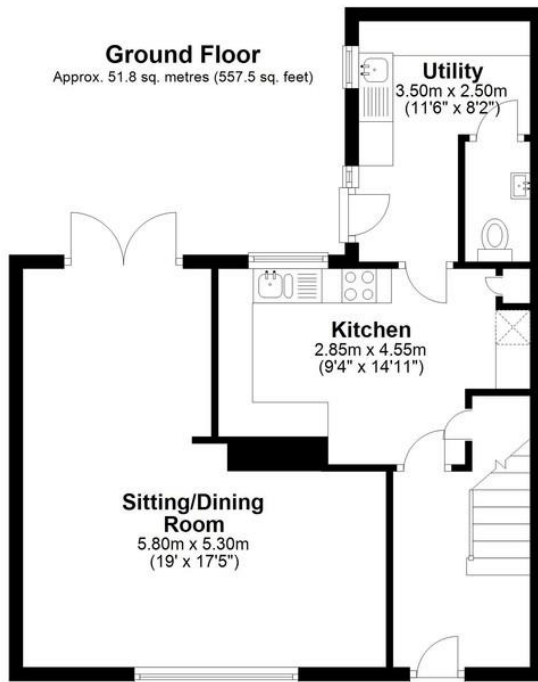
Coton has a small Ofsted 'Outstanding' primary school, a handsome gastro pub, a modern village hall and large playing fields with active sports clubs. At one edge of the village, closest to the cottage, is Coton Orchard farm shop and garden centre, which also has a post office, butcher and café, whilst at the other edge is Coton Countryside Nature Reserve. Hardwick is a very popular village with an Ofsted 'Good' primary school which feeds into Comberton Village College, a well-stocked general shop and post office and a historic pub, The Blue Lion. There are also a number of small businesses including a beauty salon, a pet shop, veterinary surgery, a car repair/maintenance garage amongst others.

A Sainsbury superstore can also be found off Madingley Road at the new Eddington development.

There are excellent cycle routes alongside Madingley Road running into the city and the nearby A428 and M11 give quick access to the major road network. There is also a Park & Ride on Madingley Road providing convenient access by bus into the city.

The village is surrounded by open countryside with various footpaths and bridleways over fields to the neighbouring villages. It offers a fine balance between convenient access the city and a sense of being part of the countryside.





Total area: approx. 94.7 sq. metres (1019.4 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

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Approx.
(1019 sq.feet)



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