

## ACCOMMODATION

The property will be fitted with A+ upvc double glazing, and central heating heated via a gas combination boiler. All fittings in the cloakroom, ensuite and bathroom will be Hangrohe.

The purchaser also has the opportunity to customise aspects of the property such as flooring, kitchen and bathroom fittings, and to a degree the internal layout, to their own taste.

## LOCATION

Cottenham is one of the largest villages in Cambridge with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village. Transport links are excellent as the village is approximately 3 miles (4.83 kilometres) from the A10 and A14, in addition, the village has a regular bus service to both Cambridge and Ely.

## FACILITIES

Cottenham Primary School is located on Lambs Lane and Cottenham Village College provides both secondary schooling and a sixth form, as well as adult learning classes and numerous after school events. Facilities include a gym, sports hall, tennis courts and sports field which are commonly used by the local community. Cottenham has a broad range of amenities including two doctors surgeries, a dental surgery, a library, two mini supermarkets, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, three pubs, a village hall to name a few.



ENTRANCE HALL 19' 8" x 6' 6" (6m x 2m) Entrance door, wood flooring.

CLOAKROOM 6' 2" x 5' 10" (1.9m x 1.8m) 3.5 sqm (37.6 sq ft), tiled flooring, space for white goods, WC, wash basin, towel rail, extractor fan, window.

LOUNGE 16' 4" x 12' 4" (5m x 3.76m) 18.8 sqm (202.3 sq ft), wooden flooring, windows to front and side.

KITCHEN/FAMILY ROOM 17' 3" x 24' 3" (5.27m x 7.4m) Fully fitted with Schmidt units, all with soft closing drawers and 18mm carcasses, integrated Bosch appliances and stone worktops. Wooden flooring, patio doors across the rear opening to the garden.

FIRST FLOOR LANDING 18' 0" x 6' 6" (5.5m x 2m) 11 sq m (118.4 sq ft)

BATHROOM 10' 6" x 8' 1" (3.22m x 2.48m) 8.0 sq m (86.1 sq ft), tiled floor, WC, bath, wash basin, towel rail, extractor fan.

BEDROOM ONE 14' 5" x 10' 5" (4.4m x 3.18m) 14 sqm (150.7 sq ft), carpeted, window to rear.

ENSUITE 10' 5" x 6' 2" (3.18m x 1.88m) 6 sqm (65.6 sq ft) tiled flooring, shower cubicle, WC, wash basin, towel rail, extractor fan.

BEDROOM TWO 15' 3" x 9' 10" (4.66m x 3.0m) 14 sqm (150.7 sq ft), carpeted floor, window.

BEDROOM THREE 11' 2" x 11' 2" (3.42m x 3.42m) 12 sqm (129.6 sq ft), carpeted floor, window.

BEDROOM FOUR 10' 2" x 9' 6" (3.1m x 2.9m) 9 sqm (96.8 sq ft) carpeted floor, window.

PARKING AND GARDENS Outside there is a private rear garden, with a block paved driveway to the front providing parking for three vehicles, with external lighting around the house and driveway.



**IMPORTANT:** Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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The Conifers, 13a Ellis Close, Cottenham,  
Cambridge, CB24 8UN

£650,000 Freehold

Available to purchase from plan. A pair of new build, detached chalet style properties situated on a secluded cul-de-sac in the centre of the village. Totalling just over 1600 sq feet, the accommodation will come finished to a high standard, including fully integrated kitchens, high quality bathrooms and with a 10 years new build warranty. The properties are set within generous gardens, with block paved driveway and parking area providing spaces for three vehicles.



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