



156 sqm / 1679 sqft

470 sqm / 0.11 acre

Detached house

4 bed, 3 recep, 2.5 bath

Garage and parking

1980s

EPC - D / 58

Council tax band - G

Courtland

An individual, architect designed home, providing bright, high quality accommodation, with a generous garden, garage and off road parking. The property enjoys a quiet yet convenient location and is offered with no upward chain.



Guide Price
£975,000



The property is set at the far end of the cul-de-sac and was designed in a Scandinavian style and then constructed to the current owners exacting specifications. The owners have also purchased a second parcel of land, enlarging the plot and adding to the garden space. Approached over a gravelled driveway, the front garden provides parking for several vehicles and gives access to the garage.

There is a porch over the front door providing protection from the elements and glazed doors give access into the entrance hall, which is large and impressive; a hardwood staircase leads up to the first floor and there is a built in cupboard for storing coats and shoes. A modern recently refitted cloakroom is located off.

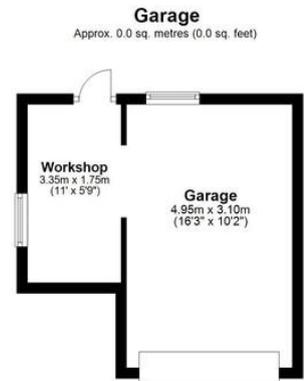
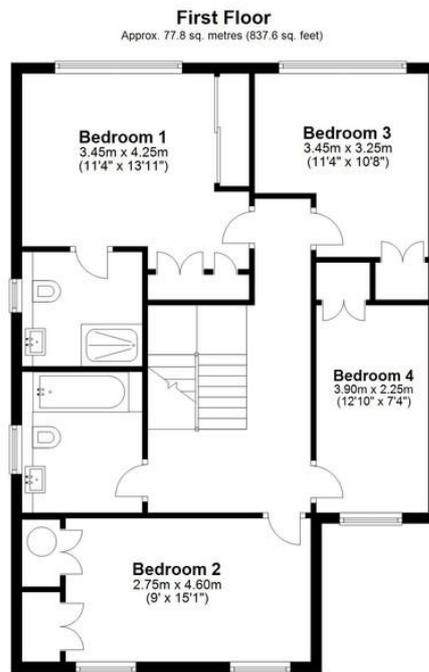
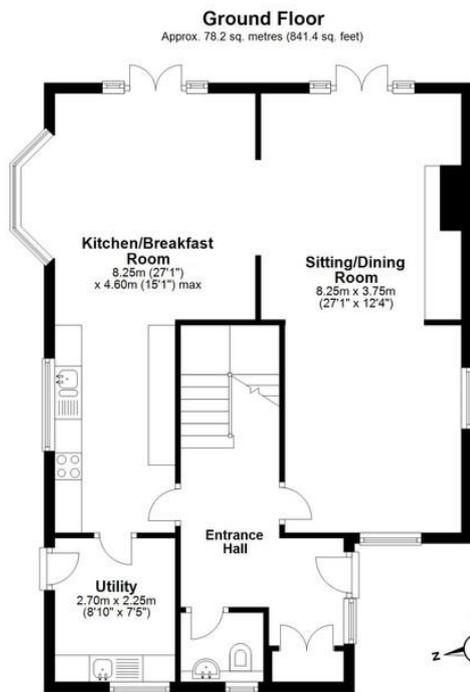
The living space is open plan but could easily be partially separated if preferred. Currently there are three zones, a formal dining area which leads to sitting area set around the fireplace and a further informal dining area/family room, which is off the kitchen. The informal dining area and sitting area were originally designed to have double doors and these could be reinstated if required. The flooring throughout the living space is all high quality Junkers hard wood flooring and there are windows to all aspects, which flood the various areas with lots of natural light. Double doors lead from the informal dining area and the sitting area into the principal garden. The kitchen has been refitted with modern white units set below wooden working surfaces and there are the following Miele appliances: a built in oven with a hob and extractor

over, and an integrated dishwasher. The adjacent utility room is a very good size, houses the washing machine and has plenty of room for further appliances, there is also a door out to the garden.

On the first floor, the landing is exceptionally spacious and this opens to four very nicely proportioned bedrooms and a modern, recently refitted bathroom fitted with a bath with hand held shower over, w.c and hand-basin. The bedrooms are all good size and all would take either a double or twin beds. The main bedroom has lots of built in and fitted wardrobes and there is a beautifully fitted, en-suite wet room with a large shower enclosure, w.c and hand-basin. The second bedroom is a very generous double with fitted wardrobes to one wall, the third again would take a double bed and has a built in cupboard and the fourth is a twin room with a fitted cupboard. Both of the bathrooms and the cloakroom have recently been refitted to a very high standard.

Outside, there are gardens to three sides. The principal garden is laid to lawn, bordered by mature trees and shrubs, there is a patio adjacent to the house and a path that leads to a further lawned garden area. The front garden is hard landscaped for parking. The property was built to high thermal standards, beyond the requirements in place at the time of construction. However the EPC can only be based on the minimum requirements at the build date.





Total area: approx. 156.0 sq. metres (1679.0 sq. feet)

Total area:
Approx. 156 sqm
(1,679 sqft)



Courtland Avenue, is situated just off Hinton Avenue, which in turn can be accessed via Hills Road or Cherry Hinton Road, the latter providing an excellent range of facilities including nearby doctors and dentists surgeries, restaurants and takeaways.

Cambridge Leisure Park is also a short stroll away with its superb range of restaurants, gym, cinema and express supermarkets, whilst Mill Road and its cosmopolitan shops, delis and restaurants is a 4 min bike ride away. Both Addenbrooke's Hospital and Cambridge Train Station are about a five minute cycle away.

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