

20 Ivatt Street,
Cottenham, CB24 8SJ



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A brand new and substantial three storey residence, finished to an exceptional standard with a range of fine attractive features in this most attractive setting at the end of this village lane, forming part of this well-served village.

A rather special opportunity to purchase this brand new residence, built by the well-renowned Aspire Property Group, benefitting from a 10 year BLP warranty. The property has a very high specification and includes:

- Fully integrated home automation
- Landscaped gardens
- Oak internal doors and staircase
- High quality kitchen with integrated appliances and Minerva Quartz worktops
- Gas fired heating & water
- Underfloor heating to the ground floor
- Waste Water Heat Recovery System
- Cloakroom, bathroom, ensuite & shower room

The delightful village of Cottenham is ideally and conveniently situated just 6 miles north of the University City of Cambridge the thriving community offers excellent social, leisure and educational facilities.

OAK FRAMED ENTRANCE CANOPY

with oak entrance door with stainless steel handles and double glazed panes, leading into:

RECEPTION HALLWAY

ceiling with a range of inset LED downlighters, staircase rising to the upper floors with oak handrail, newel post and glazing, ceramic tiled floor with underfloor heating, understairs storage cupboard, double glazed window to the front, alarm panel.

SITTING ROOM

ceiling with a range of inset LED downlighters, double glazed windows to the front and side. Provision for wall mounted television.

CLOAKROOM

soft close dual flush w.c. with freestanding wash hand basin on marble surface with wall mounted waterfall tap, ceiling with inset LED downlighters, further concealed under-counter LED lighting and extractor fan.

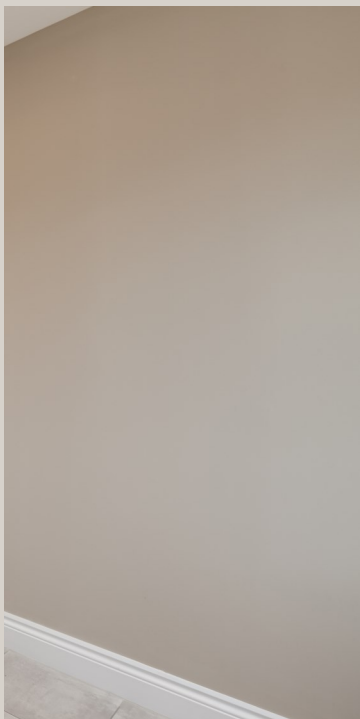
OPEN PLAN KITCHEN/DINING ROOM

fitted with a range of high quality soft close storage cupboards and drawers with quartz stone working surfaces with double stainless steel undermount sink unit with mixer tap, fitted with a range of quality appliances including electric fan oven, Combination microwave oven, induction hob with extractor fan above, fitted and concealed fridge/freezer, fitted and concealed dishwasher, tiled flooring, underfloor heating, mood lighting, ceiling with a range of inset LED downlighters, double glazed window to the rear and double glazed bi-fold doors leading out to the rear garden. Provision for wall mounted television.

UTILITY ROOM

fitted with a matching range of storage cupboards to kitchen with quartz stone working surfaces, cupboard housing gas fired boiler providing domestic hot water and central heating system, undermount stainless steel sink unit with mixer tap, soft close cupboards, fitted and concealed automatic washing machine with dryer, ceramic tiled floor with underfloor heating, LED downlighters, panelled and double glazed door leading to outside.





ON THE FIRST FLOOR

LANDING

staircase rising to the second floor with oak handrail, newel post and glazing, ceiling with inset LED downlighters, fitted double cupboard with pressurized hot water cylinder, Wi-Fi point and cupboard, courtesy light.

BEDROOM 1

ceiling with inset LED downlighters, provision for television, lamp circuit, radiator, fitted double cupboard, courtesy light, sliding doors and hanging rail.

ENSUITE

walk-in shower with drencher shower head, wall mounted controls, wash hand basin with wall mounted waterfall tap with marble surround, low level dual flush w.c., double storage cupboard, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, tiling to walls and floor, double glazed and frosted window to the front.

BEDROOM 2

ceiling with a range of inset LED downlighters, triple wardrobe with courtesy light, hanging rail and sliding doors, radiator, provision for television, lamp circuit, double glazed window to the rear.

BEDROOM 3

ceiling with a range of inset LED downlighters, fitted double wardrobe with courtesy light and hanging rail, lamp circuit, provision for television, radiator, double glazed window to the rear.

ON THE SECOND FLOOR

LANDING

automatic LED downlighters to ceiling, double glazed Velux window.

BEDROOM 4

ceiling with inset downlighters, provision for television, fitted wardrobe with hanging rail and courtesy light, access to eaves storage, radiator and double glazed windows to the front and side.

BEDROOM 5

ceiling with inset LED downlighters, provision for television, eaves storage, wardrobe cupboard with hanging rail and courtesy lighting, double glazed windows to the side and rear, radiator.

SHOWER ROOM

tiled shower with drencher shower head with wall mounted controls, wash hand basin with mixer tap, low level dual flush w.c., heated towel rail/radiator, tiled walls and floor, double glazed and frosted window to the side.

OUTSIDE

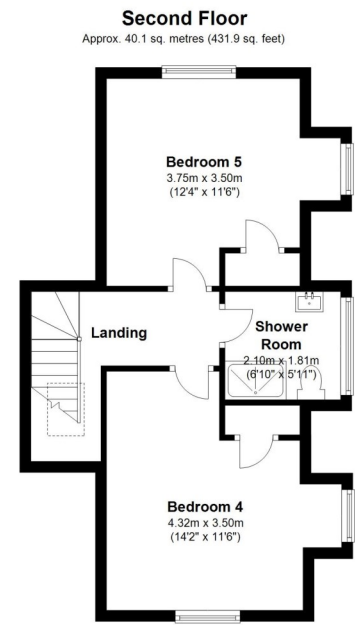
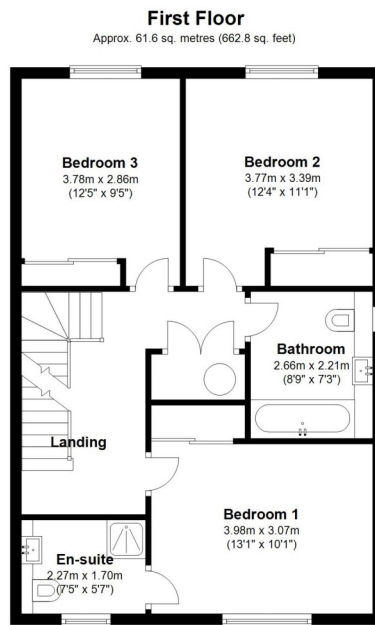
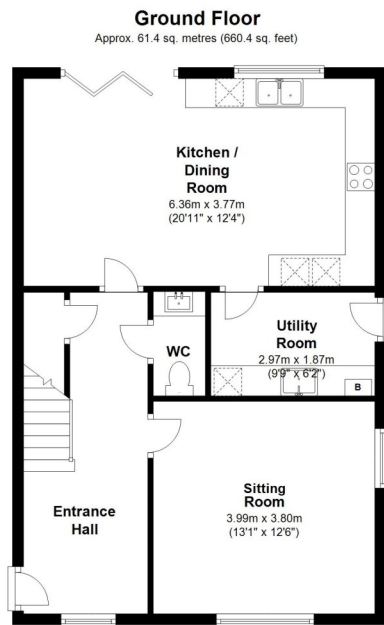
The property is situated towards the end of this village lane with gravelled parking area to the front, sandstone pathway, post and rail fencing, laid to lawn with shrubs and hedgerow, front shrub beds with lighting and external wall wash uplighting. Gravelled driveway to the side allowing vehicular access with outside lighting and twin timber gates.

Rear garden of good size with outside lighting, generous sandstone paved patio, matching pathway, pergola above timber deck with outside lighting and power point/socket. The remainder is laid to lawn with flower and shrub beds, enclosed by fencing.









Total area: approx. 163.1 sq. metres (1755.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	87	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		95
(81-91)	B	88	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveying experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
- If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.



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