



**DAMMS PASTURES**  
Caldecote

**Carter Jonas**

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## **DAMMS PASTURES, CALDECOTE, CAMBRIDGE, CB23 7ZA**

- Cambridge City Centre - approx. 8 miles
- Cambourne - approx. 3 miles
- Cambridge North Railway Station - approx. 9 miles

Close to 1,900 sq.ft of accommodation • 4/5 double sized bedrooms • Driveway • Double garage • Peaceful & private setting • Well-presented throughout • EPC rating C

### **DESCRIPTION**

The versatile and well-proportioned rooms comprise an entrance hall, three reception rooms, kitchen/dining room, cloakroom, utility room, four double sized bedrooms and three bathrooms. Externally enjoying a large plot with driveway parking, a double garage and a spacious wrap-around rear garden.

Entering into the entrance hall with fitted storage and additional storage under the stairs. The large sitting room enjoys a window to front aspect, fireplace and French doors leading to the rear garden terrace. Beside the sitting room is a family room/dining room. The kitchen/dining room is stylishly fitted with worktops and an inset double sink and drainer. Integrated appliances include a double oven, hob and fridges. Ample dining space and French doors leading to the rear garden terrace. The remaining ground floor offers a cloakroom, study and utility room.

## **A DECEPTIVELY SPACIOUS AND WELL-PRESENTED FOUR-BEDROOM DETACHED HOUSE BOASTING CLOSE TO 1,900 SQ.FT OF ACCOMMODATION IN A POPULAR CAMBRIDGESHIRE VILLAGE.**



The spacious landing enjoys a window to front aspect and loft access. The master bedroom enjoys ample fitted storage, a window to front aspect and an ensuite, which is extensively tiled with a shower cubicle, wash handbasin and WC. The second bedroom also offers fitted wardrobes, a window to rear aspect and ensuite, which is also extensively tiled with a bath, WC and wash handbasin. The remaining two bedrooms are double in size and enjoy fitted wardrobes. The bathroom is largely tiled with a bath, shower cubicle, wash handbasin, WC and a fitted airing cupboard.

## OUTSIDE

Situated within a small no-through road where the road is owned by this property and right of access is granted to the other two properties. The driveway provides off-road parking as well as access to the sizeable double garage. The remaining front aspect is largely lawned with a number of mature trees, shrubs and plants. The rear garden is also predominately lawned with a large paved terrace and a selection of established shrubs.

## LOCATION

Caldecote offers a local shop, social club, Parish Church, Primary School and is within the catchment area for the highly regarded Comberton Village College. Cambridge is some 7 miles distant while the access to the M11 (southbound) is 4 miles away. Train links to London are available at Royston and St Neots in addition to Cambridge railway station. Further shopping facilities are located in the neighbouring villages of Cambourne, Bourn, Hardwick and Comberton plus there is a regular local bus service into Cambridge City Centre.

## ADDITIONAL INFORMATION

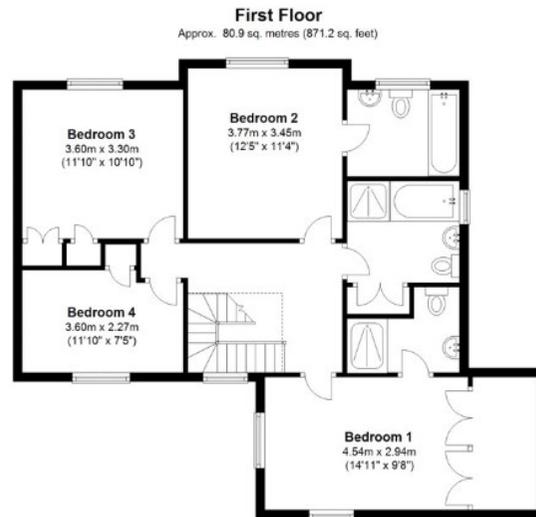
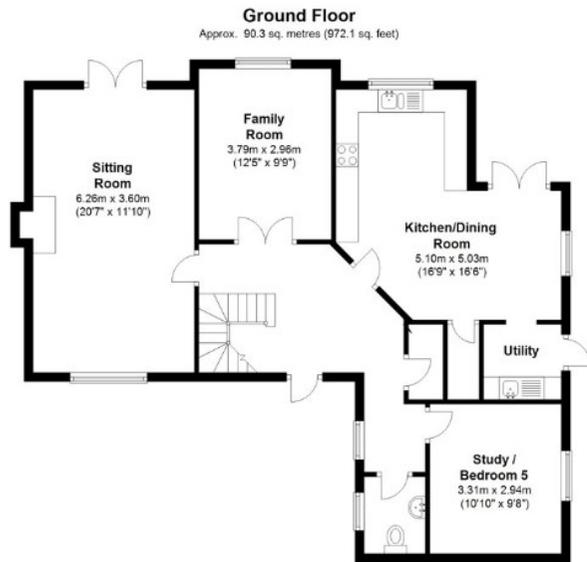
**Tenure:** Freehold

**Services:** Gas fired central heating. Mains water, gas, drainage and electricity

**Local Authority:** South Cambridge District Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Total area: approx. 171.2 sq. metres (1843.3 sq. feet)



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

**Cambridge South 01223 403330**

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