



Silverdale Avenue, Coton, Cambridge
CB23 7PP



pocock & shaw

Residential sales, lettings & management

31 Silverdale Avenue
Coton
Cambridge
CB23 7PP

A four/five bedroom residence in this highly regarded and sought after village on the periphery of the city

- Four first floor bedrooms
- First floor bathroom
- Spacious kitchen/dining area
- Semi-open plan sitting room
- Annexe bedroom 5 with small kitchen area and shower room
- Gas central heating
- Generous mature rear garden
- Timber outbuilding
- Viewing highly recommended

Guide Price £465,000



Coton is a highly sought after village in this area. The High Street is a no-through-road making it free from through traffic, yet it is hugely convenient, being just a few minutes' cycle to the edge of the city along a car-free route that runs from the end of The Footpath. It also gives near immediate access to the M11 at either junction 13 (North) or 12 (South).

The village has a small Ofsted 'Outstanding' primary school, a quality traditional pub, modern village hall and large playing fields with active sports clubs. At one edge of the village is Coton Orchard farm shop and garden centre which also has a post office, butcher and cafe. At the other edge is Coton Countryside Nature Reserve. There is excellent access out into the surrounding countryside.

The property enjoys an excellent position at the far end of the cul de sac with views over a green area to the front and offers versatile accommodation with an annexe/fifth bedroom arrangement to the ground floor. There is the ability to park a car to the front of the property and a large mature rear garden to the rear.

In detail, the accommodation comprises;

Ground Floor with part glazed front door to

Reception hallway with stairs to first floor, radiator, understairs cupboard, doors to annexe area and sitting room (see later), glazed door to

Kitchen/dining room 17'5" x 7'11" (5.30 m x 2.42 m) with window to front, range of fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer, built in four ring gas hob with electric oven below, cupboard housing the Ideal Logic gas central heating boiler, recess for fridge/freezer, space and plumbing for washing machine, built in open shelving, extractor fan, recessed ceiling spotlights, radiator, timber effect laminate wood flooring, semi open plan room opening onto the

Sitting room 17'5" x 9'4" (5.30 m x 2.85 m) with bay with full length windows and glazed door to rear garden, radiator with shelf over, stone fireplace with open fire and stone hearth.

Annexe

Kitchen area 6'4" x 3'10" (1.92 m x 1.16 m) with door to entrance hall, recessed ceiling spotlights, extractor fan, oak woodblock work top with inset circular sink unit and mixer tap, fitted cupboard and drawer unit below, pine wood flooring, opening onto

Studio room () with small double glazed window and bi-folding double glazed patio doors to one aspect, vaulted ceiling with high level glazed panel, high level shelf with recessed lighting below, radiator, pine wood flooring, pine door to

Shower room 12'8" x 8'0" (3.87 m x 2.44 m) with vaulted ceiling with high level glazed window to rear, fully tiled and enclosed shower cubicle with chrome shower unit, wc with concealed cistern and adjacent wash handbasin, wall light, striplight with shaver point, chrome heated towel rail.

First Floor

Landing with window to front, built in airing cupboard, loft access hatch, doors to

Bedroom 1 12'2" x 9'0" (3.70 m x 2.75 m) with window to rear, radiator, built in cupboards to part of one wall.

Bedroom 2 7'8" x 7'6" (2.34 m x 2.29 m) with window to rear, radiator, built in shelved cupboard.

Bedroom 3 10'8" x 8'9" (3.26 m x 2.66 m) with window to rear, radiator.

Bedroom 4 7'11" x 8'0" (2.42 m x 2.44 m) with window to front, radiator.



Bathroom with window to front, panelled bath with tiled surround and Victorian style mixer taps, chrome shower unit and folding glass shower screen over, wash handbasin with tiled splashbacks, WC, chrome heated towel rail.

Outside The property enjoys a good position tucked away at the bottom end of this residential cul-de-sac with small garden areas to the front.

Lawned front garden with parking for one vehicle and screening hedging to the front and sides. Covered passageway (shared with neighbour) leading to a timber gate with access to the rear garden.

A large mature south east facing garden extending to approximately 165ft with paved patio area adjacent to the rear of the house leading onto a lawn with mature flower and shrub borders and a meandering pathway to a garden with another lawn area. Timber store. Split into two sections with stable doors to the front.

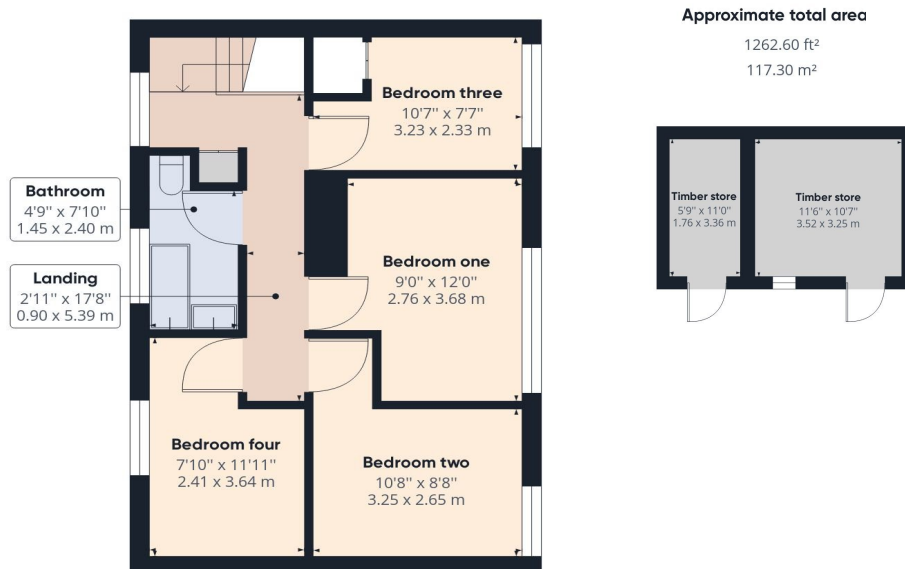
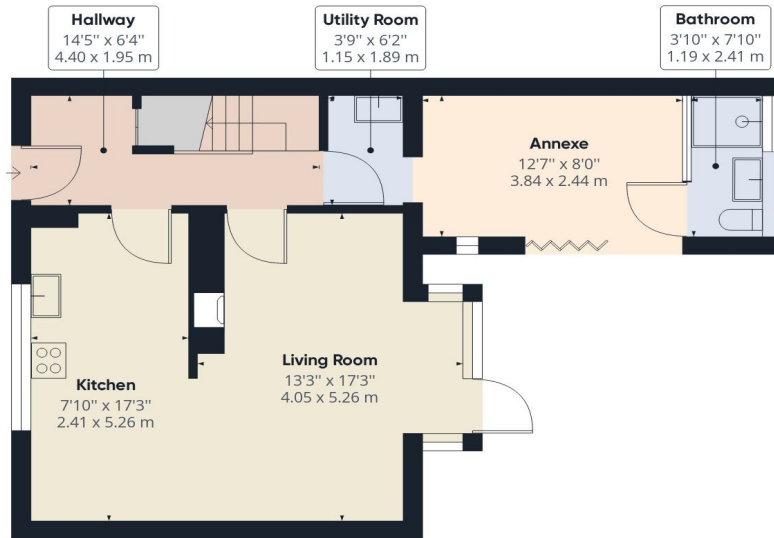
Services All mains services.

Tenure The property is Freehold

Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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