

GRAY
TOYNBEE



7 Groves Way
Cottenham, CB24 8BG

Guide price £575,000

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- Three ensuite bedrooms
- High specification appliances and finishes
- Driveway and garage

Built in 2022, this immaculate three-bedroom family home combines the fresh, contemporary feel of a new-build with a host of bespoke upgrades chosen by the current owners. Set within a modern residential development and close to local amenities, the property offers spacious, thoughtfully planned accommodation ideal for family living.

There is a bright and spacious hallway, with staircase, storage cupboard and a large cloakroom. The living room is a great size with bay window to front. To the rear of the property is the spacious kitchen/dining/family room, with ample room for a large dining table and seating area. The kitchen is fitted with attractive wall and base units with Silestone work surfaces, with integrated appliances including, electric hob, double oven, fridge freezer, dishwasher and further benefits from a useful built in pantry. A separate utility room houses space for a washing machine and dryer, sink, storage and door leading to the driveway.

On the first floor, the landing leads to three bedrooms all of which are ensuite with built in wardrobes. The master bedroom enjoys a second bay window and a luxurious ensuite featuring a bath, walk-in shower, WC and wash basin.

Outside there is a paved driveway to the side with parking for two cars and



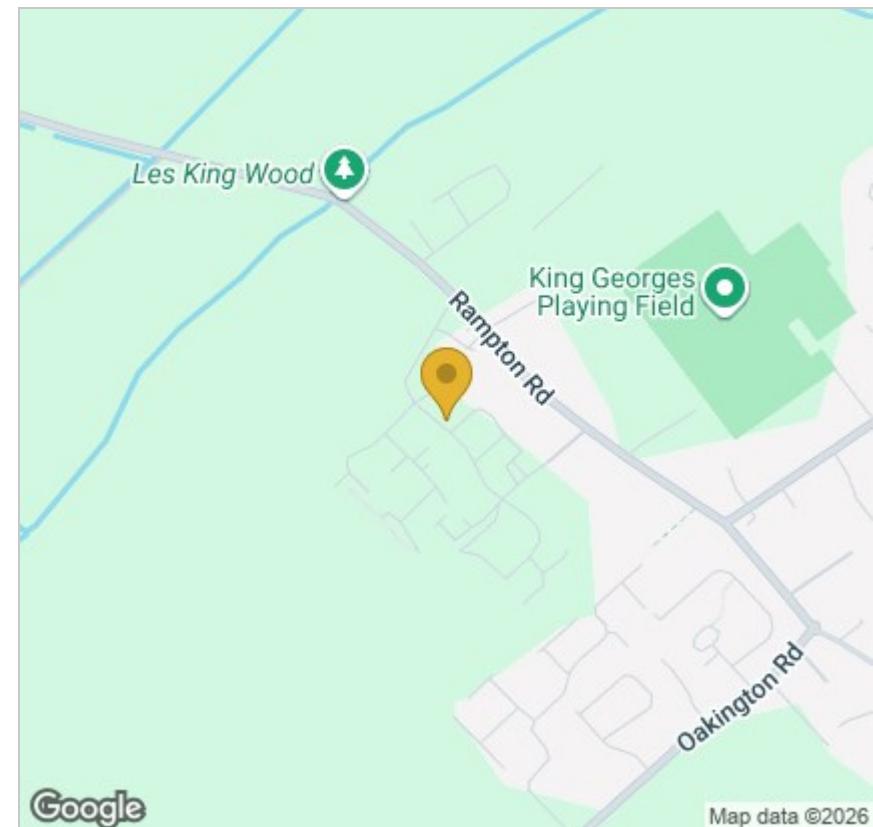
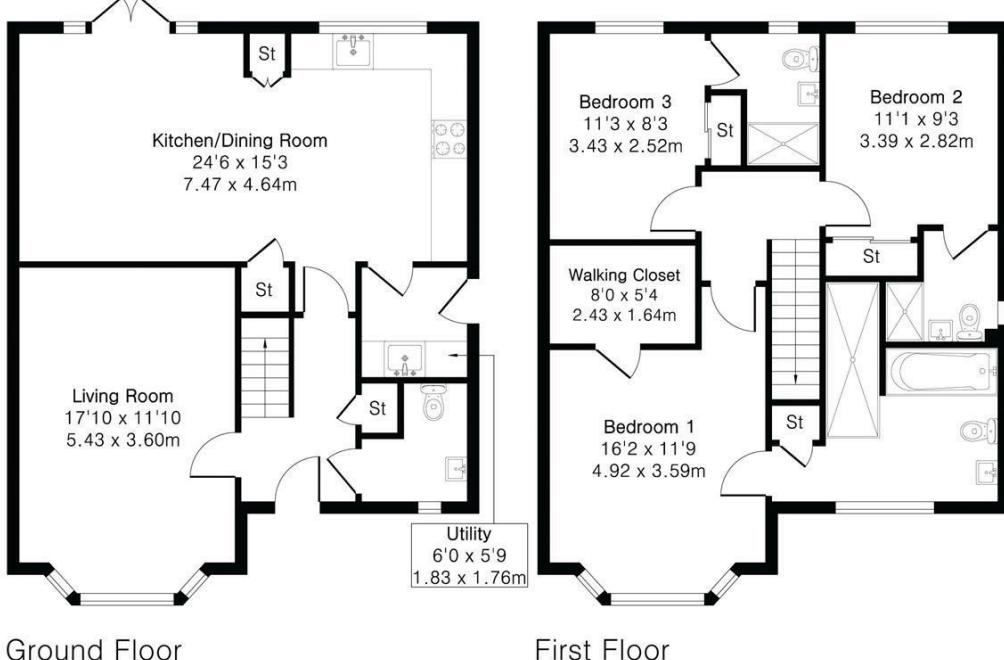
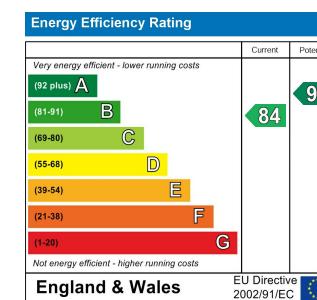


a detached garage with electric up and over door, power and light laid on. Gated side access leads to the enclosed rear garden which is principally laid to lawn with two patio areas, perfect for al fresco dining.

The property further benefits from a range of high-specification enhancements, including gas central heating, a water softener and filtration system, amtico flooring to the ground floor, and premium appliances and fittings - creating a home that feels brand new but offers exceptional comfort, style and individuality for modern family life.

SatNav:CB24 8BG
What3Words: ///quieter.after.shook



Approximate Gross Internal Area 1356 sq ft - 126 sq m
Ground Floor Area 678 sq ft - 63 sq m
First Floor Area 678 sq ft - 63 sq m

Energy Efficiency Graph

**Tenure: Freehold
Council tax band: E**

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