



9 Cooks Corner, Over

Cambridge

Guide Price **£770,000**





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Over, Cambridge

Ensum Brown offer for sale this beautiful 4 double bedroom detached home in Over, with a 10-year building warranty, field views, underfloor heating, stunning open-plan living, utility room, 2 reception rooms, cloakroom WC, 3 bathrooms, a landscaped garden, double garage, and driveway parking.

- Brand New Executive Detached Home
- Last Few Plots Remaining
- Field & Countryside Views
- Accommodation Approaching 2500 Sq Ft
- 2 Reception Rooms
- Stunning Open Plan Kitchen/Dining/Family Room
- Utility room & Ground Floor Cloakroom
- 4 Well Proportioned Double Bedrooms
- Dressing Room & En-Suite To Master, Guest En-Suite & Family Bathroom
- Double Garage & Driveway Parking for Multiple Vehicles

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Council Tax band: TBD

Tenure: Freehold

**** Cooks Corner, Over - Last 4 plots Remaining ** Watch our development video to see an overview of all final few remaining plots in the highly sought after village of Over. Prices from £770,000 - £830,000. Want to view all 4, no problem, get in touch with us today!**

Property Insight - Plot 9

Ensum Brown are delighted to offer for sale the last few remaining plots of this fantastic new development in a cul-de-sac within the sought-after village of Over. This beautiful executive detached family home enjoys a 10-year building warranty, lovely field views, underfloor heating, a stunning kitchen/breakfast room with a suite of integrated appliances and bi-fold doors to the garden, a utility room, a sitting room with a feature wood-burning stove, a separate family room, a cloakroom WC, 4 well-proportioned bedrooms, a family bathroom with a 4-piece suite, a dressing room and en-suite to the primary, an en-suite to bedroom 2, an enclosed landscaped garden, a double garage, and driveway parking.

This beautifully presented property enjoys excellent kerb appeal, superbly positioned with a fantastic modern frontage, with pretty borders full of colourful plants and shrubs, side access to the rear, and an expansive block-paved driveway with off-road parking for multiple vehicles. Upon stepping inside, the entrance hallway is bright, welcoming and nicely decorated, alluding to the high standard seen throughout this lovely home. It enjoys wood flooring, pendant lighting, integrated storage, stairs to the first floor, and access through to the downstairs living space, including a cloakroom WC.

The kitchen/breakfast/dining room is wonderfully open-plan with bi-fold doors out onto a beautiful garden terrace, making it an excellent entertaining space. It enjoys a wide range of modern base and wall units, composite worktops, a large





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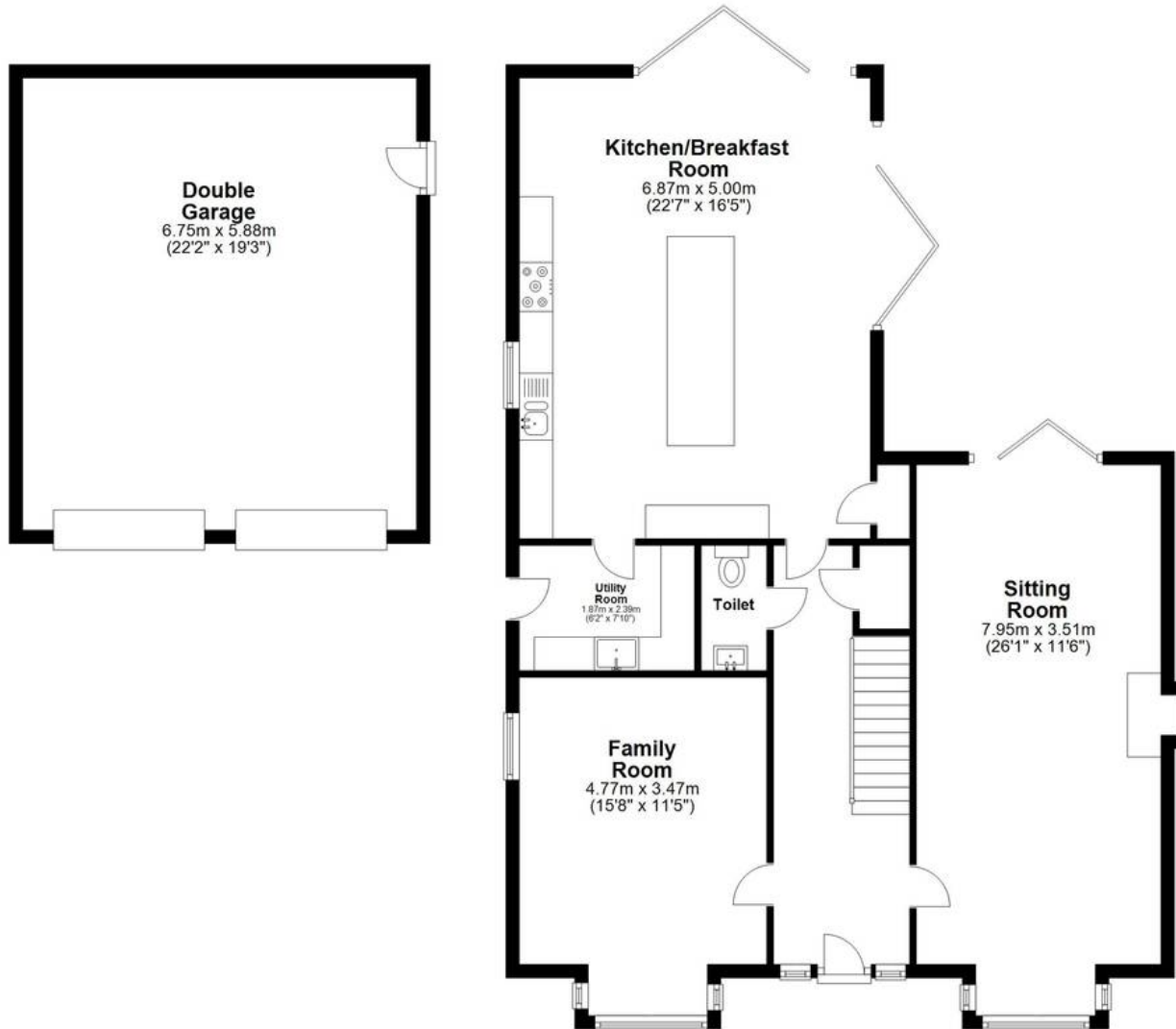
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Ground Floor

Main area: approx. 102.5 sq. metres (1103.4 sq. feet)
Plus garages, approx. 39.7 sq. metres (426.9 sq. feet)



First Floor

Approx. 90.9 sq. metres (978.0 sq. feet)



Main area: Approx. 193.4 sq. metres (2081.4 sq. feet)

Plus garages, approx. 39.7 sq. metres (426.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.



Ensum Brown

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