



Residential Sales • Residential Lettings • Land & New Homes • Property Auctions

Foxlands, Long Drove, Cottenham, Cambridge, CB24 8RL

A substantial detached bungalow of approx. 2900 sqft situated in this quiet village location being sold alongside the adjacent Recovery Yard business and benefitting from a plot of around 2.1 acres.

ACCOMMODATION**PANELLED GLAZED ENTRANCE DOOR**

fitted with privacy glass leading into:

ENTRANCE HALLWAY

with coving, storage cupboards fitted with rails and shelves, radiators, loft access, double glazed windows to front aspect, panelled timber door leading through into:

CLOAKROOM

comprising two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage below, decorative tiled surround, radiator.

UTILITY ROOM

comprising wall and base mounted storage cupboards and drawers, laminate stone effect work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, decorative tiled splashback, space and plumbing for washing machine and dryer, base mounted oil fired boiler, radiator, space for an additional fridge/freezer, pantry store, double glazed window to rear aspect, panelled double glazed door leading out to patio fitted with privacy glass.

**KITCHEN/DINING ROOM**

with a wealth of base and wall mounted storage cupboards and drawers with timber facing and brushed metal handles, laminate stone effect work surface, inset stainless steel dual sink with hot and cold mixer tap, drainer to side, Rangemaster cooker, 4 ring hob, decorative tiled surround, extractor fan above, breakfast bar, space for American style fridge/freezer, double panelled radiator, double glazed windows to side and rear aspect, panelled glazed door leading into:

CONSERVATORY

with tiled flooring, radiator, ceiling fan and light, glazed double doors leading out to patio and double glazed windows providing panoramic view of the garden/pool.

LIVING ROOM

with coving, wall mounted lights, ceiling lights, large open brick fireplace with surrounding mantelpieces and t v sound, radiator, full height double glazed windows to front and side aspect.

MASTER BEDROOM

with coving, inset LED downlighters, double panelled radiator, double glazed windows to side and front aspect, skylight, panelled door leading into walk-in wardrobe fitted with a range of storage options such as rails and shelves, loft access, skylight.

SHOWER ROOM ENSUITE

comprising three piece suite with large walk-in jet shower cubicle, low level w.c. with concealed dual hand flush, set of double wash hand basins with hot and cold mixer tap, decorative tiled surround, shaver point, extractor fan, inset LED downlighters, coving, double glazed window fitted with privacy glass to side aspect.

BEDROOM 2

with coving, inset LED downlighters, double panelled radiator, double glazed window to side aspect, panelled door leading through into:

SHOWER ROOM ENSUITE

comprising three piece suite with large walk-in jet shower cubicle, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, inset LED downlighters, extractor fan, double glazed skylight.

BEDROOM 3

with inset LED downlighters, coving, double panelled radiator, double doors opening into airing cupboard housing hot water tank and fitted timber shelving, double panelled radiator, double glazed window to side aspect.

BEDROOM 4

with built-in wardrobe, storage cupboard, radiator, double glazed window to rear aspect.

FAMILY BATHROOM

comprising three piece suite with combined shower and bath with large low level bath with hot and cold mixer tap, Powershower, low level w.c. with hand flush, wash hand basin with hot and cold mixer tap, storage drawers to the side, decorative tiled surround, shaver point, airing cupboard, radiator, double glazed window fitted with privacy glass to side aspect.

OUTSIDE

The rear garden is principally paved on split levels. There is a heated pool occupying the centre of the garden with both shallow and deep end. Adjacent to this is the pool house and adjoining plant room housing all the pool equipment. There is a large detached garage with an up and over door and to the side of this is an access gate leading to the recovery yard.



AGENTS NOTE

The property is being sold alongside the adjacent recovery yard.









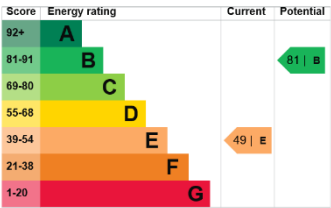
Approx. gross internal floor area 270 sqm (2900 sqft)

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

%epcGraph_c_1_320%

Council Tax Band: F



Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing 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.