



Cossington Close, Cottenham Cambridge
Guide Price £650,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Family Home
- Spacious Living Areas
- En-suite and Dressing Room to Master Bedroom
- Versatile Bedrooms
- Office/Study
- Enclosed Rear Garden
- Driveway Parking and Garage
- Cul-de-sac Location

Upon entering, you are welcomed into a bright entrance hall with a useful under-stair storage. To the right, a dedicated office/study provides an ideal workspace, children's nursery or library. The spacious living room offers ample room for a variety of furniture layouts. Large windows allow natural light to fill the room, enhancing its warm and comfortable atmosphere. The living room can be accessed from both the hallway and the kitchen/diner, creating a natural flow throughout the ground floor.



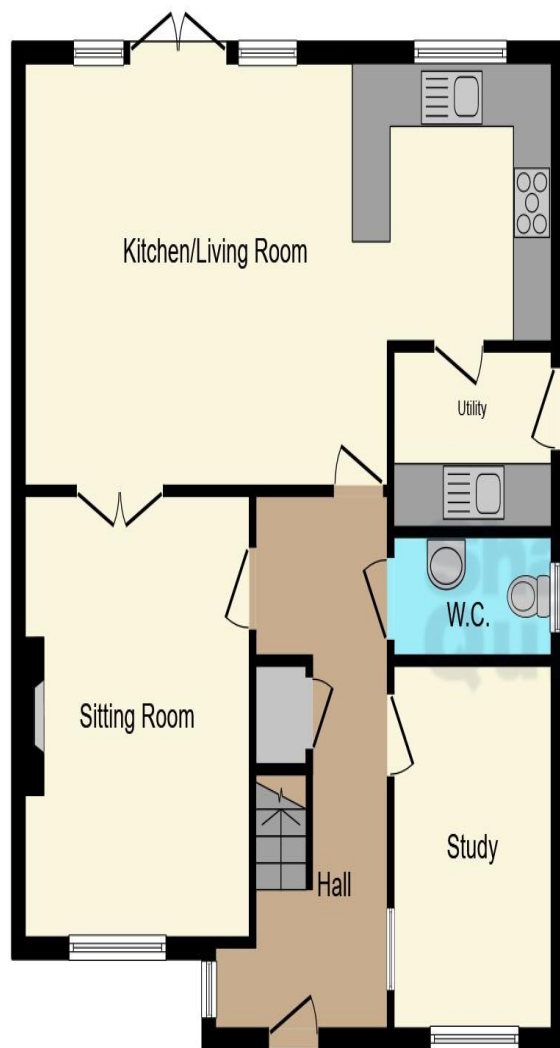
Positioned to the rear of the property, the well-appointed kitchen/diner features integrated appliances, plentiful cupboard and worktop space, and a sizeable dining area-perfect for everyday family meals or entertaining guests. The dining room space allows access to the garden creating a seamless indoor-outdoor flow-perfect for entertaining or enjoying warmer days. From the kitchen, a door leads to the utility/laundry room, which in turn provides further access to the garden and the garage. Completing the downstairs lay out is the convenient Wc

Upstairs the property benefits from three/four bedrooms. The principal bedroom enjoys the added luxury of an en-suite shower room and dedicated dressing room - providing excellent storage, organisation and privacy. This fantastic space offers ample room for wardrobes, shelving, and a dressing area. Originally a separation bedroom, it also retains the flexibility to be converted back if needed, giving buyers valuable options.

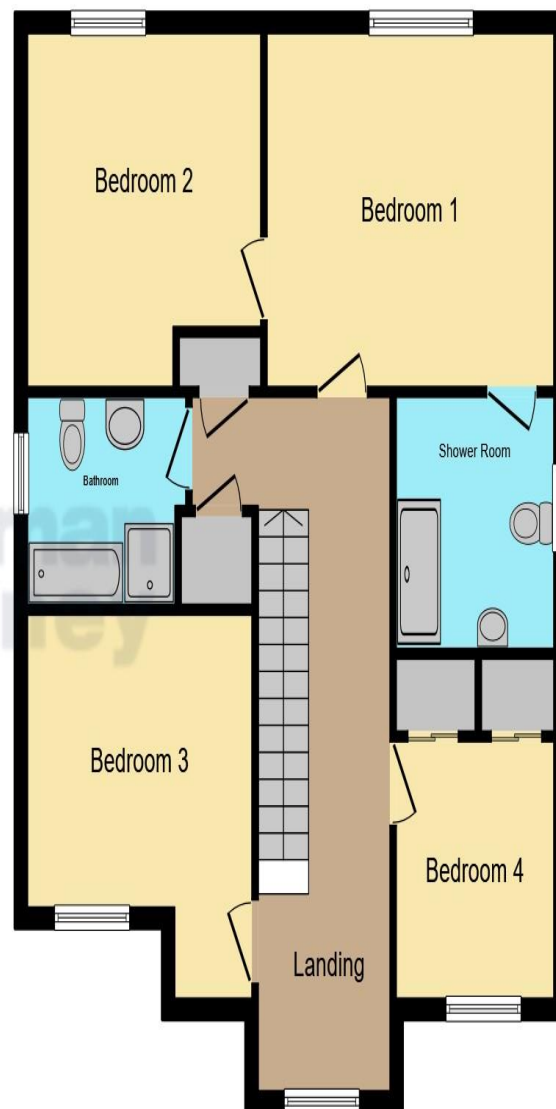
Bedroom three and bedroom four are both positioned towards the front of the property, with both offering comfortable proportions ideal for family members or guests. Bedroom four also benefits from built-in storage units, providing practical and convenient organisation. A family bathroom serves the additional bedrooms whilst additional storage room and a airing cupboard is positioned on the landing enhancing the homes overall storage capacity.

The loft provides lighting power and is a vast, fully boarded, fully insulated and fully carpeted space. The loft also benefits from gas central heating and a fully working radiator offering excellent potential for a conversion into an additional bedroom or a versatile room to suit a variety of needs.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Outside the property is located within a residential cul-de-sac, benefiting from off-street parking, just in front of the single garage. The garage provides power, electrics and additional space for garden tools, worktop space and storage room.

Cottenham is located just North of Cambridge, known for its friendly community, well regarded school and local amenities. The village also has convened transport links, with regular bus services to Cambridge and Ely, plus quick road access to the A14 and nearby guided bus routes.

Kitchen/Diner - 8.35m x 4.03m / 27'3 x 13'2

Living Room - 4.21m x 3.56m / 13'8 x 11'6

Office/Study - 3.46m x 2.50m / 11'3 x 8'2

Utility Room - 2.50m x 1.67m / 8'2 x 5'4

Wc - 2.50m x 1.13m / 8'2 x 3'7

Bedroom One - 4.55m x 3.37m / 14'9 x 11'0

Bedroom Two /Dressing Room - 3.70m x 3.37m / 12'1 x 11'0

Bedroom Three - 3.56m x 3.66m / 11'6 x 12'0

Bedroom Four - 2.50m x 2.46m / 8'2 x 8'0

En-Suite - 2.50m x 2.40m / 8'2 x 7'8

Family Bathroom - 2.51m x 1.98m / 8'2 x 6'4

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP102002 - 0006

