



# ONE COCKERTON ROAD

CAMBRIDGE, CB3 0QW



## A WELL-PROPORTIONED FAMILY HOME IN A PROMINENT CENTRAL HIGH STREET LOCATION.

   EPC  
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Local Authority: South Cambridgeshire District Council  
Services: Mains gas, electricity, water and drainage.  
Tenure: Freehold



## ONE COCKERTON ROAD

One Cockerton Road sits slightly elevated from the High Street in this well-regarded village edging the north of the city, offering versatile accommodation over two floors. The entrance hallway leads directly to three reception rooms, including a playroom/ study, living room, and dining room set ideally off the kitchen/breakfast room, which offers a generous space with a range of wall and base units and a breakfast bar. A utility room leads from the kitchen with an external door to the side garden and access to the integrated double garage. The first-floor landing leads to the principal suite, three further bedrooms, and a re-fitted family bathroom.

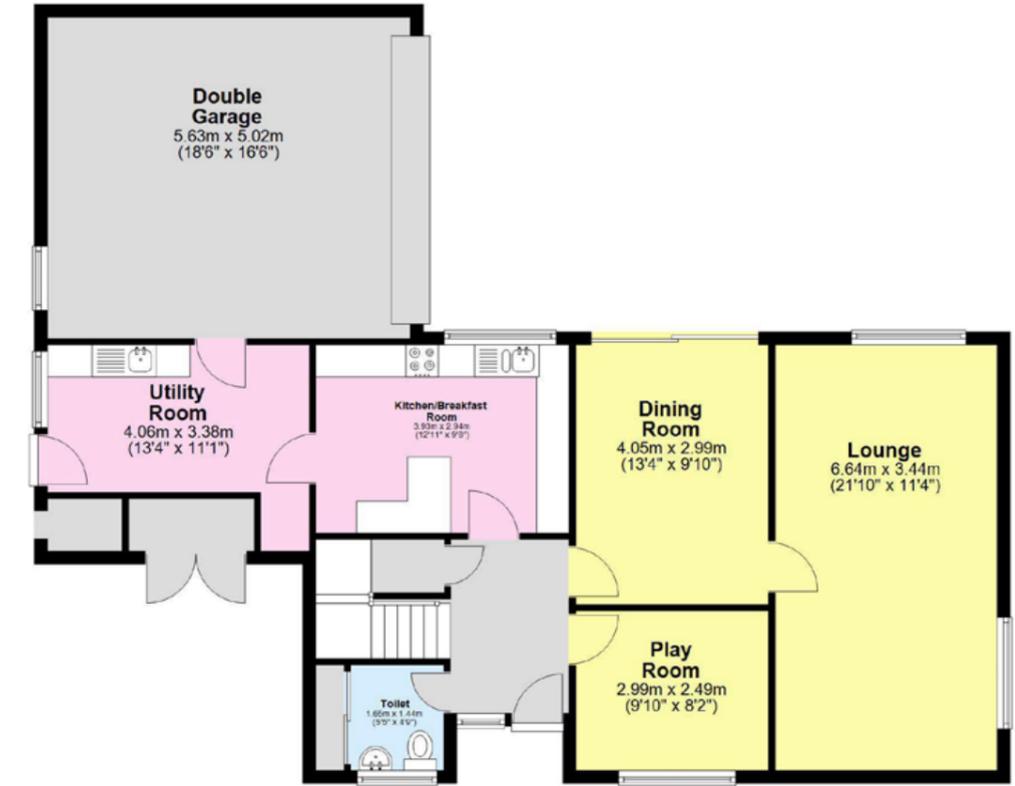
Externally, a pleasant open frontage with a lawned garden is edged by eye-catching bordering. The rear garden is fully enclosed with side gates to hardstand for a vehicle and a double garage, extensively laid to lawn with a selection of mature planting, trees, and flower bordering. It is ideal for growing families or discerning gardeners.

Cockerton Road is in an excellent location within this popular village, close to the recreation ground, golf club, and school. Girton has a thriving community, excellent sports facilities, recreation grounds, two pubs/restaurants, and local shopping. A primary school and secondary education facility are available in the village of Impington. Also, Eddington is nearby, with a supermarket and a highly regarded school.

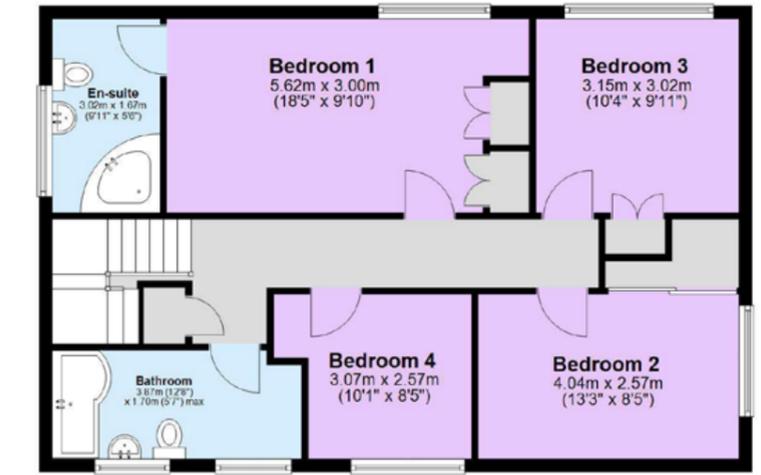




**Ground Floor**  
Approx. 110.6 sq. metres (1190.0 sq. feet)



**First Floor**  
Approx. 73.1 sq. metres (787.1 sq. feet)



Approximate Gross Internal Area = 180.6 sq m / 1944.4 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Total area: approx. 183.7 sq. metres (1977.1 sq. feet)

We would be delighted  
to tell you more.

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