



New Road, Cottenham  
CB24 8RF

Pocock + Shaw

Whitehaven, New Road  
Cottenham  
Cambridge  
CB24 8RF

A very spacious detached three bedroom bungalow, with annexe, set on a good sized plot close to the heart of the village. Off road parking to the front.

- Large entrance hall
- Cloaks WC
- Sitting room
- Open plan refitted kitchen/dining area
- Three bedrooms
- Family bathroom
- Annexe with bed/sitting room and shower room
- Good sized rear garden
- Timber home studio
- Parking to the front

Offers in region of £500,000



A very good sized detached three bedroom bungalow, with impressive refitted kitchen and open plan dining/ living room. There is an attached annexe with bed sitting room and en-suite shower room.

The bungalow is in this tucked away position just a short walk from the village centre, along with numerous shops, and highly regarded primary school and village college.

There is a south facing rear garden and a purpose built timber home studio/ office.

### Entrance porch

### Glazed entrance door to:

**Reception hall** Radiator, wood effect flooring, door to:

**Refitted cloak room** Refitted suite with wall mounted wash basin, close coupled WC, window to the front and radiator.

**Kitchen and Living Area** 29'11" x 15'1" (9.12 m x 4.60 m) Sitting room area, with double doors to the rear garden and window to the rear, attractive wood effect flooring, opening to Kitchen area. Extremely well fitted range of units with central island unit/breakfast bar. Quartz work surface with five burner gas hob, extractor above and large pan drawer beneath. Continuation of work surface with one and a quarter bowl single drainer coloured sink unit and mixer tap. Integrated fridge freezer and dishwasher. Double stainless steel oven and microwave. Matching wall mounted cupboards, door to hall and bi fold doors opening to the rear garden and window to the front.

**Bedroom one** 13'6" x 11'7" (4.11 m x 3.53 m) Window to the rear and radiator. Coved cornice.

**Bedroom two** 10'4" x 9'9" (3.15 m x 2.97 m) Window to the front and radiator. Coved cornice, single fitted wardrobe

**Bedroom three** 9'8" x 8'11" (2.95 m x 2.72 m) Window to the side and radiator. Coved cornice, double fitted wardrobe.

**Bathroom** Fitted white suite with pedestal wash basin, close coupled WC and bath, fitted shower above, part ceramic tiled splashback, window to the rear and radiator.

**Annexe** 18'4" x 7'3" (5.59 m x 2.21 m) Glazed entrance door, and glazed door to the rear garden. Small kitchen area with work surface and base unit.

**En-suite shower room** White suite with wash basin, close coupled WC and shower cubicle. Windows to the front and rear.

**Outside** To the front of the property there is off road parking for three vehicles, gated pedestrian access to the south facing rear garden, large patio area, and timber raised vegetable planter.

**Purpose built home studio** 17'11" x 11'7" (5.46 m x 3.53 m) Bi fold doors to the front, power and light connected.

**Tenure** Freehold

**Viewing** By prior appointment with Pocock and Shaw

**Services** All mains services are connected

**Council Tax** Band E

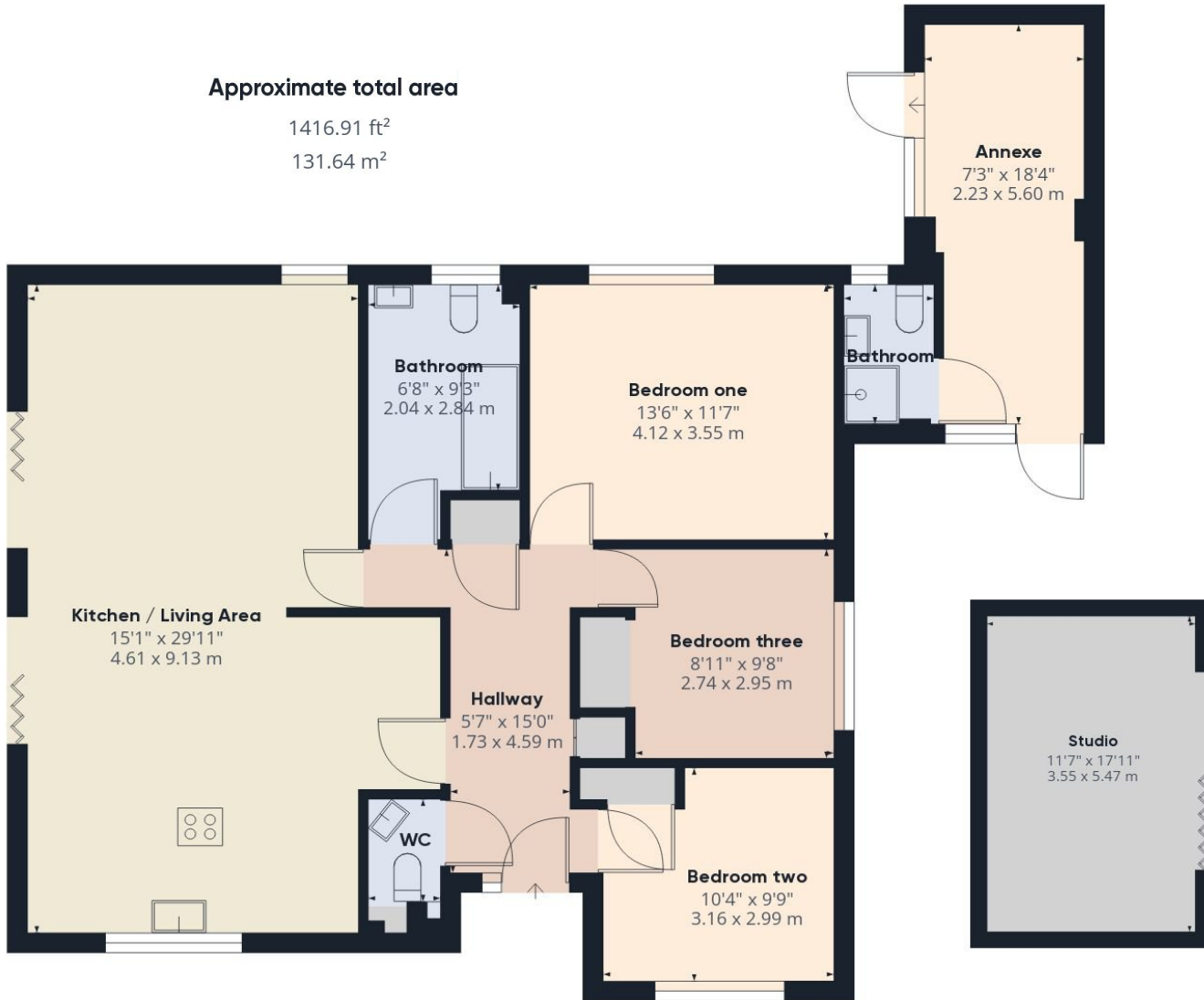


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Approximate total area**

1416.91 ft<sup>2</sup>

131.64 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested