



Tenison Manor, Cottenham  
CB24 8XL

Pocock + Shaw

2 Tenison Manor  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8XL

An immaculately presented 145m<sup>2</sup> detached four bedroom home, conveniently located just off the High Street, a short walk from a range of shops and amenities. With accommodation over three floors, private enclosed rear garden and double garage.

Ground floor:

- Reception hall with cloaks WC
- Family room/ Dining room
- Fitted kitchen/ Breakfast room
- Utility room

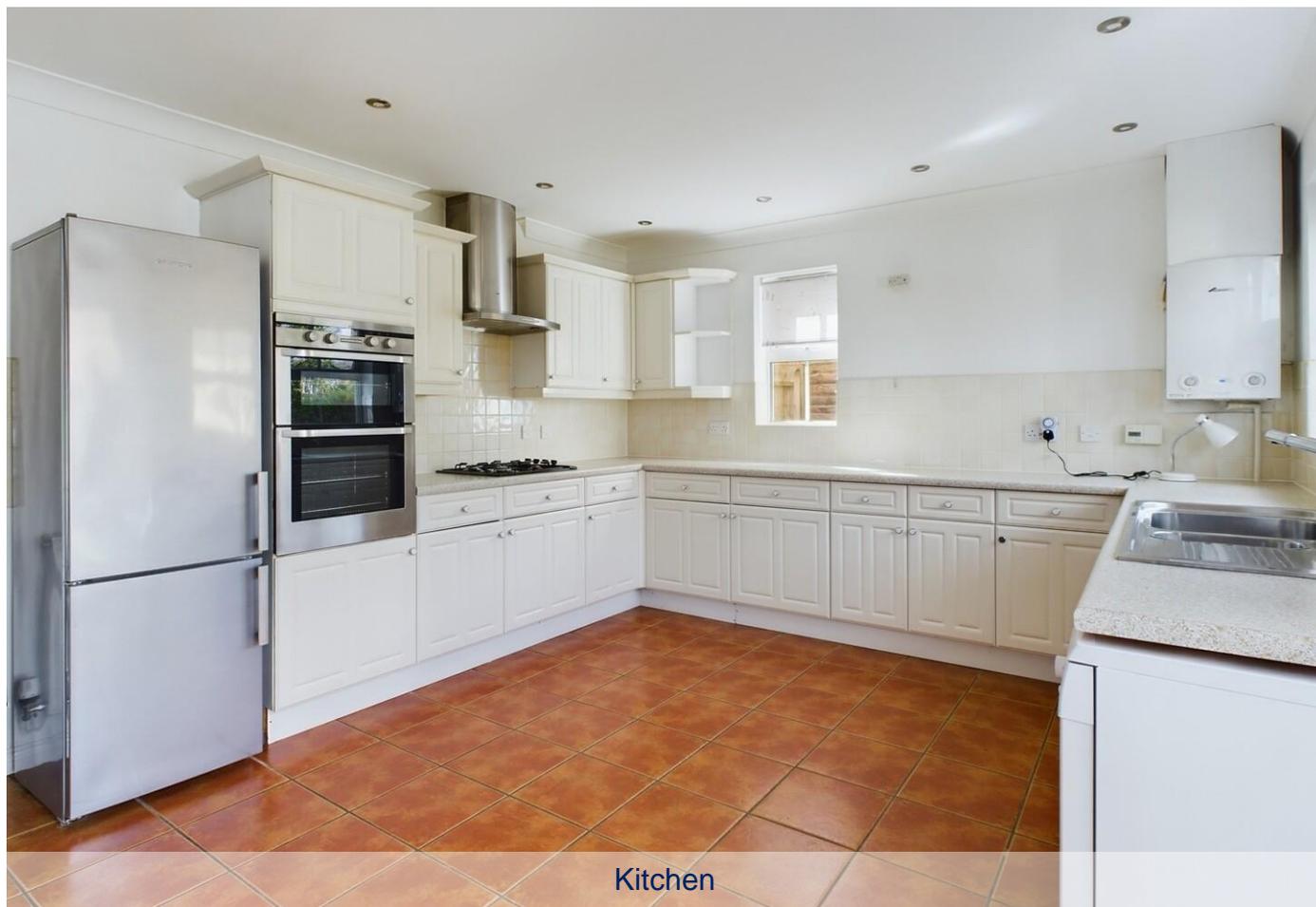
First floor:

- Sitting room
- Primary bedroom
- Bathroom/ en-suite

Second floor:

- Three bedrooms/ one with en-suite
- Family bathroom

Offers in region of £560,000



Kitchen



Kitchen



Family room/ Dining room



Living room

This lovely three storey detached home offers 1600ft<sup>2</sup> of accommodation, located on a corner plot, just off the main High Street. Allowing easy access to the numerous shops and amenities that the village has to offer, including a highly regarded primary school and Village College.

With two main reception rooms, fitted kitchen breakfast room and utility room. Four bedrooms, two with en-suite showers and a main family bathroom. There is a private and enclosed rear garden and double detached garage to the rear.

**Double glazed entrance door** Outside light.

**Reception hall** V style window to the side, stairs rising to the first floor, beech effect laminate flooring. Double radiator.

**Cloakroom** Fitted white suite with wall mounted wash basin and close coupled WC, radiator.

**Family room/ Dining room** 15'2" x 10'7" (4.62 m x 3.23 m) Windows to the front and side, double radiator, continuation of beech effect flooring.

**Kitchen/ Breakfast room** 15'5" x 12'2" (4.70 m x 3.71 m) Extremely well fitted range of wall and base units with work surface, inset one and a quarter bowl single drainer stainless steel sink unit with double drawer line base unit. Integrated dishwasher. Continuation of work surface with four burner gas hob, and stainless steel double eye level oven, range of wall mounted cupboards, part ceramic tiled splashback and tiling to the floor. Coved cornice and recessed spotlights. Window to the rear and wall mounted Worcester gas fired boiler. Double sliding patio doors to the rear garden and windows to the side and rear. Door to:

**Utility room** 6'8" x 4'8" (2.03 m x 1.42 m) Fitted work surface with inset single drainer stainless steel sink unit, space and plumbing for washing machine, tiled ceramic splashback and tiled floor, radiator, glazed door to the rear garden.

**First floor landing** Windows to the front and side aspect, stairs rising to the second floor.

**Living room** 15'3" x 12'3" (4.65 m x 3.73 m) Bay window to the front and window to the side, double radiator, coved cornice. Feature fireplace with flame effect fire, marble hearth and timber surround. Radiator.

**Bedroom one** 13'7" x 10'8" (4.14 m x 3.25 m) Bay window to the rear, double radiator and coved cornice, two double wardrobes to one wall, door to:

**Bathroom/ en-suite** Fitted white suite with pedestal wash basin, close coupled WC and bath with shower above. Door to landing.

**Second floor** Radiator, single airing cupboard with hot water cylinder and immersion heater. Access to loft space.

**Bedroom two** 12'10" x 10'7" (3.91 m x 3.23 m) Windows to the front and side aspect, double radiator.

**Bedroom three** 10'4" x 10'2" (3.14 m x 3.10 m) Windows to the rear and side aspect, double radiator. Door to:

**En-suite shower room** Fitted white suite with pedestal wash basin, close coupled WC and shower. Part tiled splashback and radiator.

**Bedroom four** 9'8" x 8'3" (2.95 m x 2.51 m) Windows to the front aspect, double radiator.

**Bathroom** Fitted white suite with pedestal wash basin, close coupled WC and bath, mixer tap and shower above. Radiator. Window to the rear.

**Outside** To the front of the property there is an open plan gravelled border, pathway to the side. To the rear there is a private enclosed garden, with main lawn, paved pathway and patio area. Shrub border with mature tree.

**Double garage** 17'7" x 8'1" (5.36 m x 2.46 m) Brick construction under a pitched tiled roof, two single doors to the front and pedestrian door to the rear. Power and light connected.



**Services** All mains services are connected

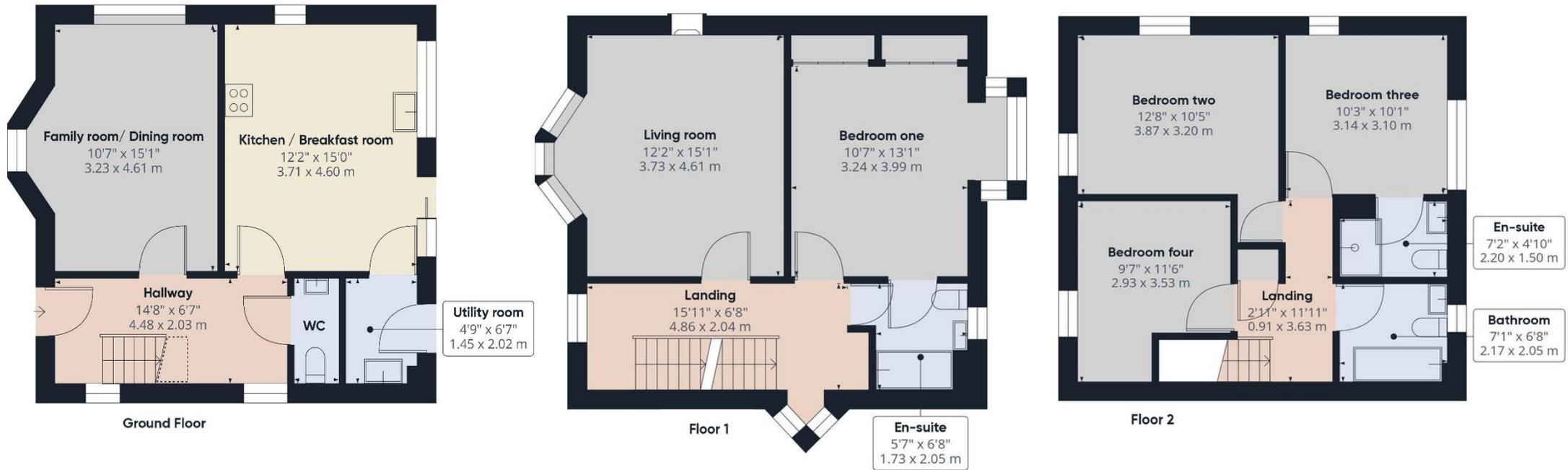
**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock & Shaw



| Energy Efficiency Rating                           |  | Current | Potential |
|--|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |         |           |
| (92 plus) <b>A</b>                                 |  |         |           |
| (81-91) <b>B</b>                                   |  |         | 85        |
| (69-80) <b>C</b>                                   |  | 76      |           |
| (55-68) <b>D</b>                                   |  |         |           |
| (39-54) <b>E</b>                                   |  |         |           |
| (21-38) <b>F</b>                                   |  |         |           |
| (1-20) <b>G</b>                                    |  |         |           |
| <i>Not energy efficient - higher running costs</i> |  |         |           |



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. All measurements are approximate. (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

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