



Rooks Street, Cottenham
CB24 8QZ

Pocock + Shaw

27 Rooks Street
Cottenham
Cambridge
Cambridgeshire
CB24 8QZ

A very spacious and well proportioned detached four bedroom home, fully refurbished throughout to an exacting standard and highest specification. With an impressive kitchen family room, and well appointed sitting room. Four double bedrooms and en-suite shower room to the principle bedroom. Off road parking and enclosed rear garden.

- Reception hall
- Cloaks WC
- Study/ playroom
- Sitting room
- Impressive kitchen family room with granite worksurfaces
- Utility room
- Four double bedrooms
- Family bathroom and en-suite shower to main bedroom
- Superbly finished throughout
- Enclosed rear garden

Offers in region of £575,000



A traditionally constructed detached four bedroom home, located close to the village centre with various shops and amenities just a short walk, along with the highly regarded primary school and village college. The property has been extended and refurbished to an exacting standard by the present owner to an extremely high specification and exacting standard. With an impressive kitchen family room, and large well appointed sitting room. There is an enclosed rear garden and off road parking to the front.

Tiled canopy porch Glazed entrance door to:

Reception hall Stairs rising to the first floor with built in storage cupboard beneath. Oak flooring, radiator, coved cornice.

Cloakroom Refitted white suite with vanity wash basin with single cupboard beneath, close coupled WC, part ceramic tiled splashback, window to the side, radiator.

Study/Playroom 15'3" x 7'4" (4.65 m x 2.24 m) Feature oak flooring, windows to the front and side. Fitted cupboards to one wall with open shelving, pillar radiator.

Sitting room 19'5" x 11'11" (5.92 m x 3.63 m) A lovely well appointed room, with window to the front, feature fireplace with wood burning stove, marble surround and slate hearth. Oak flooring, radiator. Timber bi fold glazed doors opening to:

Kitchen family room 24'0" x 12'1" (7.32 m x 3.68 m)
Dining area: Bi fold glazed doors opening to the rear garden, continuation of oak flooring, radiator.
Kitchen area: A luxury shaker style range of units set under a contrasting granite work surface, inset Siemens five burner ceramic hob, extractor above, Neff double stainless steel oven. Matching range of wall mounted cupboards. Granite upstand and splashback. Central island unit with granite work surface, inset stainless steel sink unit, base units and integrated dishwasher and fridge. Bi fold doors to the rear garden.

Utility room 8'3" x 6'6" (2.51 m x 1.98 m) Well fitted range of base units set under a contrasting granite work surface, integrated freezer. Space and plumbing for washing machine and tumble dryer. Door and window to the side. Radiator.

Half landing Window to the side

Landing Small gallery, double airing cupboard housing hot water cylinder. Coved cornice. Access to loft space, with gas fired heating boiler.

Bedroom one 17'9" x 9'10" (5.41 m x 3.00 m) Window to the rear, radiator, coved cornice, wall light points. Range of floor to ceiling fitted wardrobes to one wall with drawers and hanging rail.

En-suite shower room Refitted white suite with vanity wash basin, cupboard beneath, close coupled WC and double shower cubicle. Ceramic tiling to the walls and floor, heated towel rail radiator.

Bedroom two 11'11" x 10'1" (3.63 m x 3.07 m) Window to the front, radiator, coved cornice.

Bedroom three 11'10" x 10'0" (3.61 m x 3.05 m) Window to the front, radiator, coved cornice,

Bedroom four 12'0" x 11'5" (3.66 m x 3.48 m) Window to the rear, radiator, coved cornice, triple fitted wardrobe to one wall.

Bathroom Refitted luxury suite with vanity wash basin, storage beneath, close coupled WC and bath, fitted waterfall mixer tap and shower above. Window to the side and ceramic tiling to the walls and floor. Recessed spotlights to the ceiling.

Outside To the front of the property there is a block paved driveway providing off road parking for three vehicles. Gated pedestrian access to the rear garden, which is of a good sized. Lawn area, patio. Timber pergola seating area. Timber fencing to the side and rear boundaries.



Services All mains services are connected

Tenure The property is Freehold

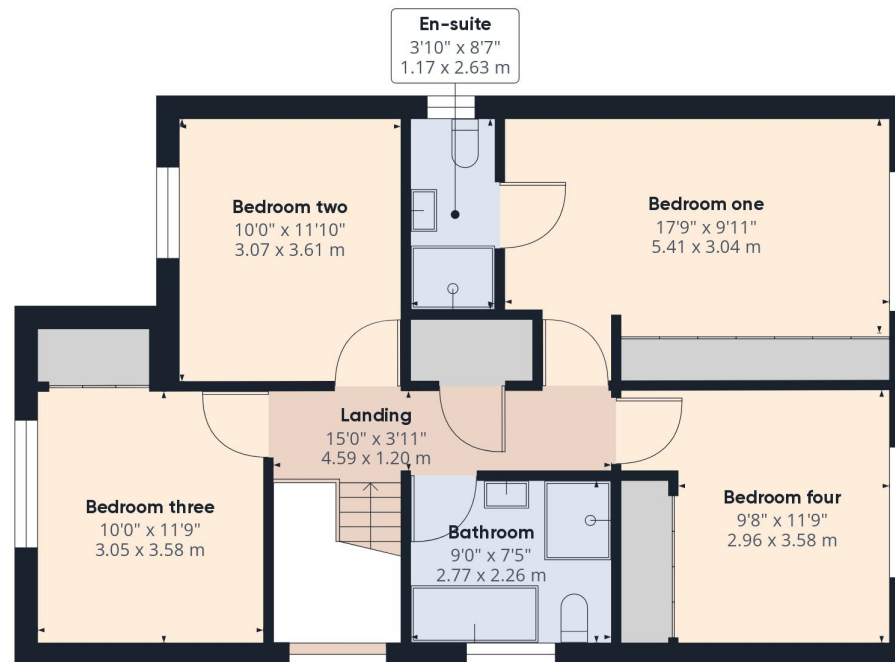
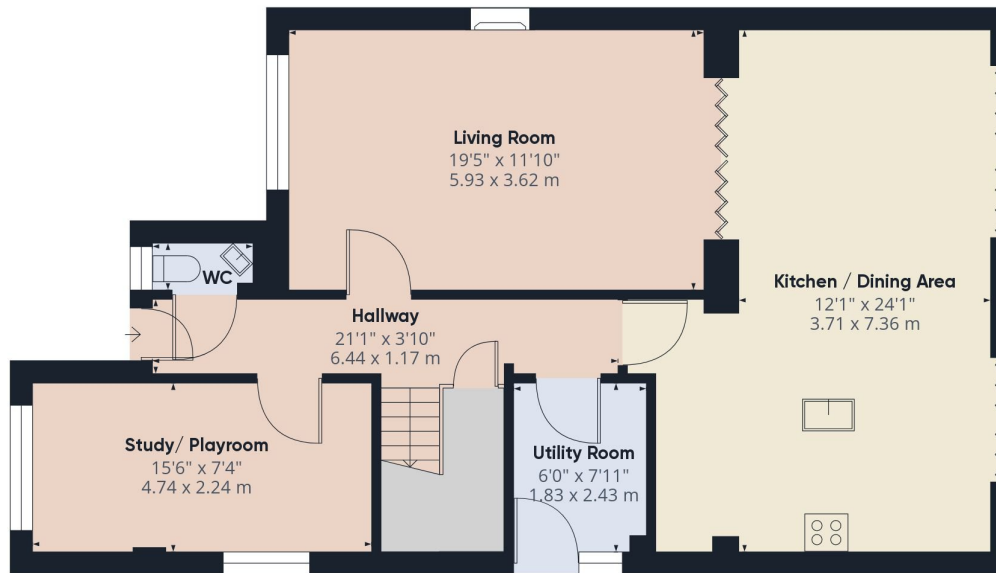
Council Tax Band E

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	84





Approximate total area

1663.12 ft²

154.51 m²

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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