



Telegraph Street, Cottenham  
CB24 8QU

**Pocock + Shaw**

46 Telegraph Street  
Cottenham  
Cambridge  
CB24 8QU

An individual detached home set on a larger than average corner plot, in the heart of the village. With an attached one bedroom annexe, which offers great further potential for extending, or a possible business use subject to planning.

- Covered side porch
- Reception hall with cloaks WC
- Sitting room
- Dining area
- Conservatory
- Kitchen breakfast room
- Three bedroom
- Family bathroom
- Annexe with bedroom, kitchen, sitting room and conservatory
- Single garage

Offers in the region of £625,000



A detached home set on a corner plot in the heart of the village. With an attached one bedroom annexe, which offers great potential for further development or business use, subject to planning. The main house features two reception rooms, conservatory and large kitchen breakfast room.

The village offers a wide range of shops and amenities, with post office, Co-op store and highly regarded schools.

#### **Glazed entrance door to:**

**Reception hall** Stairs rising to the first floor, with built in cupboard beneath, radiator.

**Cloak room** Fitted suite with wall mounted wash basin, close coupled WC, window to the side.

**Sitting room** 17'9" x 10'11" (5.41 m x 3.33 m) Windows to the front and side, skirting radiator, feature exposed brick detail to one wall, opening to:

**Dining room** 11'11" x 8'0" (3.63 m x 2.44 m) Skirting radiator, door to kitchen, and door to:

**Conservatory** 10'9" x 8'9" (3.28 m x 2.67 m) Windows to the rear and side, ceramic tiled floor, and double sliding doors to the rear garden.

**Kitchen breakfast room** 17'4" x 17'2" (5.28 m x 5.23 m) Extremely well fitted in a range of units with contrasting work surface, inset single drainer stainless steel sink unit with mixer tap. Range of base units. Breakfast bar with base units. Fitted four burner ceramic hob and double oven. Part ceramic tiled splashback and range of matching wall cupboards. Window to the rear, door to covered side porch.

**First floor landing** Window to the side, radiator. Access to loft with metal ladder. Single storage cupboard.

**Bedroom one** 16'5" x 11'5" (5.00 m x 3.48 m) Two windows to the rear, two radiators.

**Bedroom two** 12'11" x 8'11" (3.94 m x 2.72 m) Window to the front, radiator, coved cornice.

**Bedroom three** 8'11" x 8'5" (2.72 m x 2.57 m) Window to the front, radiator, coved cornice.

**Bathroom** Fitted suite with vanity wash basin, double cupboard beneath, close coupled WC and bath, with fitted shower above. Part ceramic tiling to the walls, window to the rear, radiator/towel rail.

#### **Annexe**

**Sitting room** 13'6" x 13'3" (4.11 m x 4.04 m) Window to the front, and glazed entrance door, wood effect flooring, double radiator. Door to wet room, and opening to:

**Kitchen area.** 7'9" x 7'1" (2.36 m x 2.16 m) Fitted range of units, with wood effect work surface, stainless steel circular sink unit with matching drainer. Base units. Matching work surface to opposing wall with inset two burner ceramic hob. Matching range of wall mounted cupboards. Velux roof light, door to:

**Conservatory** 12'9" x 10'2" (3.89 m x 3.10 m) Windows to the side and rear, with double sliding patio doors to the side.

**Shower wet room** Fitted pedestal wash basin and close coupled WC, shower area, radiator/heated towel rail. Door to:

**Bedroom** 11'0" x 6'9" (3.35 m x 2.06 m) Window to the rear, radiator.

#### **Outside**

**Front Garden** A large open plan garden area, with mature shrubs and bushes. Block paved driveway offering ample off road parking, leading to:

**Garage** Single up and over door, power and light connected. Pressurised hot water system.

**Rear Garden** A good sized enclosed rear garden with lawn area, flower and shrub borders. Gated access to covered side porch. Second enclosed garden to the annexe.

**Services** All mains services are connected.

**Tenure** The property is

**Council Tax Bands** House: E, Annex: A

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area<sup>1</sup>

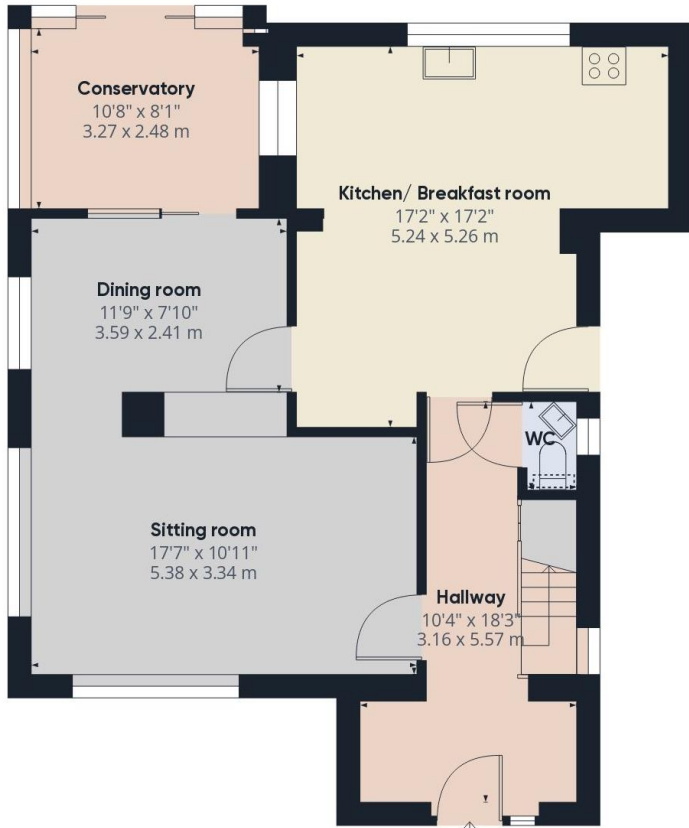
1912.28 ft<sup>2</sup>

177.66 m<sup>2</sup>

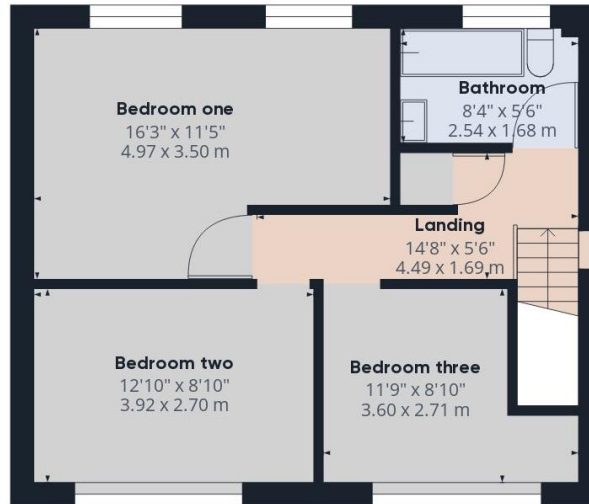
Reduced headroom

1.58 ft<sup>2</sup>

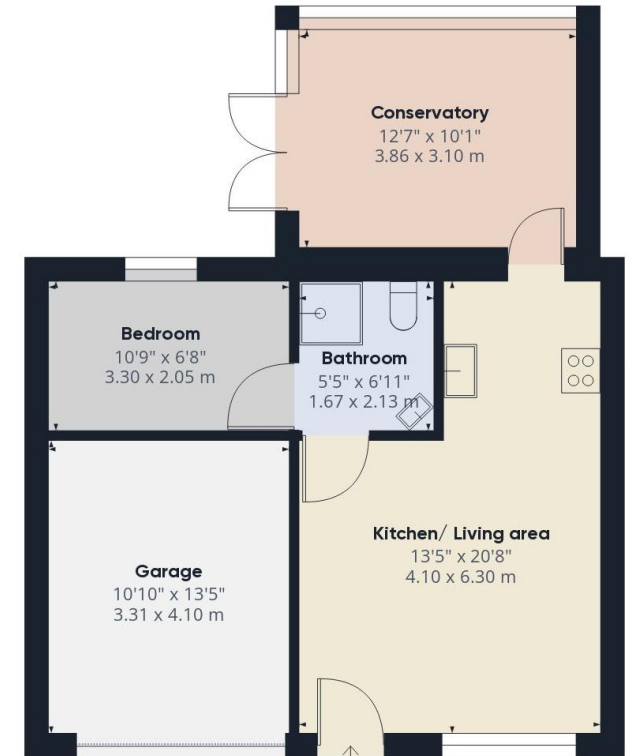
0.15 m<sup>2</sup>



Ground Floor



First Floor



Annex

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	80
(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

**Pocock+Shaw**