



Denmark Road, Cottenham  
CB24 8QS

**Pocock+Shaw**

31b Denmark Road  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8QS

A superbly presented modern 3 bedroom linked detached chalet style house with spacious open plan living areas situated in the heart of a thriving village

- 24ft Sitting/Dining Room
- Well fitted Kitchen
- Conservatory
- Cloakroom
- 3 Bedrooms
- En-suite shower room
- Bathroom
- Attractive enclosed garden
- Attached garage

Offers Around £465,000



Cottenham is a large and thriving village situated about 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops, pharmacy, doctors surgeries, dental Surgery, library, primary school and village college, impressive 13th century parish church, community centre and pubs. The village is well placed for access to major road routes and is within reach of the main line stations at Cambridge North and Waterbeach which provide direct links into Cambridge and London Kings Cross.

31b Denmark Road is one of a pair of linked detached houses built in 2009 tucked behind no. 31 and fronting onto the driveway to the car park of the Co-operative Store. The house is superbly presented and benefits from the addition of a conservatory, an en-suite shower room off the main bedroom and a recently installed wood burning stove.

**Entrance Hall** () with radiator and staircase, door to bedroom 3 and glazed door to

**Spacious open plan living area** () with oak strip flooring and comprising:

**Well fitted kitchen** 14'0" x 11'5" (4.26 m x 3.48 m) with work surfaces with range of cupboards and drawers under, integrated dishwasher, plumbing for washing machine, built in oven, induction hob with extractor hood above, tiled surrounds, range of wall cupboards with under-lighting, wall mounted gas boiler, radiator and wide opening to

**Sitting/Dining Room** 23'11" x 11'1" (7.29 m x 3.37 m) with stylish and efficient wood burning stove, radiator, double glazed doors to garden and glazed double doors to

**Conservatory** 9'3" x 9'10" (2.83 m x 2.99 m) with double glazing all round, double glazed roofing and double doors to garden.

**Cloakroom** with hand basin, WC, radiator and extractor

**Bedroom 3** 13'0" x 7'11" (3.97 m x 2.42 m) with radiator and oak strip flooring

## FIRST FLOOR

### Landing

**Bedroom 1** 12'6" x 12'3" (3.81 m x 3.73 m) with radiator, 2 Velux rooflights, eaves storage and door to

**En-suite shower room** () with counter-top sink, WC with concealed cistern, fully tiled shower unit, extractor, electric tubular radiator/towel rail, Velux rooflight and eaves store.

**Bedroom 2** 17'10" x 8'0" (5.44 m x 2.44 m) with radiator and Velux rooflight.

**Bathroom** with bath with shower attachment and shower screen and full height tiling above, hand basin, WC tubular radiator/towel rail, Velux rooflight and extractor.

### OUTSIDE

**Front area** with brick paving, shrubs and hedging, parking area leading to

**Attached garage** 18'3" x 8'10" (5.57 m x 2.68 m) with electric roller door and door to rear garden.

**Rear garden** Enclosed by wall and fencing with lawn, brick paved patio, decking flowers, shrubs and trees.

**Services** Mains electricity, water, drainage and gas.

**Council tax band** D

**Tenure** The property is freehold

**Viewing** By Arrangement with Pocock + Shaw

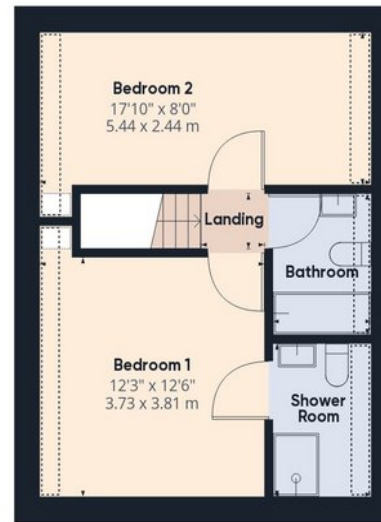




Ground Floor



First Floor



Approximate total area<sup>(1)</sup>

1244.59 ft<sup>2</sup>  
115.63 m<sup>2</sup>

Reduced headroom

38.17 ft<sup>2</sup>  
3.55 m<sup>2</sup>

(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	77	
(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		

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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