



Goldfinch Drive, Cottenham
CB24 8XY

Pocock + Shaw

9 Goldfinch Drive
Cottenham
Cambridge
CB24 8XY

A lovely spacious detached four bedroom home, in this tucked away cul de sac position just off the High Street. With three reception rooms and a well fitted kitchen dining room. Four bedrooms, two with en-suite and a family bathroom.

- Reception hall with cloaks WC
- Study
- Sitting room
- Dining room
- Kitchen breakfast room
- Galleried landing
- Four bedrooms and two en-suite showers
- Family bathroom
- Double length garage
- Enclosed rear garden

Offers in region of £550,000



A well presented and very good sized detached four bedroom home, tucked away in a residential cul de sac just off the High Street. The range of shops and amenities that the village has to offer are all a short walk away, including the highly regarded Primary School and Village College.

Glazed entrance door to:

Reception hall Stairs rising to the first floor with built in cupboard beneath. Radiator, beech effect flooring, coved cornice.

Cloaks WC Fitted white suite with pedestal wash basin, close coupled WC, half ceramic tiling to the walls, window to the front, radiator, coved cornice.

Sitting room 22'9" x 11'4" (6.93 m x 3.45 m) Two windows to the front, two radiators, coved cornice. Feature fireplace with fitted gas fire, marble hearth and surround. Double French doors to the rear garden with glazed side panels. Double doors to:

Dining room 11'4" x 9'9" (3.45 m x 2.97 m) Double French doors to the rear, radiator, coved cornice, beech effect flooring. Door to hall.

Study 9'8" x 7'3" (2.95 m x 2.21 m) Window to the front, radiator, coved cornice, oak effect flooring.

Kitchen Breakfast room 18'7" x 10'8" (5.66 m x 3.25 m) Well fitted range of units with contrasting work surface, inset one and a quarter bowl single drainer sink unit with mixer tap. Range of base units, space and plumbing for washing machine and dishwasher. Space for range style cooker. Matching range of wall mounted cupboards with canopy extractor fan. Window to the rear and glazed door to the rear garden.

Galleried first floor landing Window to the front, radiator and beech effect flooring, access to loft space and single airing cupboard with hot water cylinder.

Bedroom one 11'4" x 10'6" (3.45 m x 3.20 m) Two windows to the rear, two radiators, double and triple built in wardrobe. Dressing area, door to

En-suite shower room Fitted suite with pedestal wash basin and WC, shower cubicle, part ceramic tiling to the walls, window to the rear.

Bedroom two 10'4" x 10'0" (3.15 m x 3.05 m) Two windows to the rear, two radiators, double fitted wardrobe, door to:

En-suite shower room White suite with pedestal wash basin and close coupled WC, shower cubicle, with fitted Triton shower. Window to the rear, radiator and ceramic tiling to the walls.

Bedroom three 12'4" x 6'7" (3.76 m x 2.01 m) Two windows to the front, and two radiators.

Bedroom four 11'6" x 8'8" (3.51 m x 2.64 m) Two windows to the front, radiator, beech effect flooring and double fitted cupboard.

Bathroom Fitted white suite, with counter set wash basin, close coupled WC and bath, fitted mixer tap with shower attachment, radiator, electric shaver point, window to the side. Ceramic tiling to the walls.

Outside There is an open plan lawned garden area, with gated pedestrian access to the rear. Driveway to the side, leading to:

Double garage 31'8" x 8'4" (9.65 m x 2.54 m) Tandem, brick construction under a pitched tiled roof, single up and over door, courtesy door to the rear. Power and light connected.

Rear garden Fully enclosed with brick wall to side and rear mixed with timber panels. Lawn area, flower and shrub borders. Patio area. Several small trees.

Services All mains services are connected.

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw





Goldfinch Drive, Cottenham

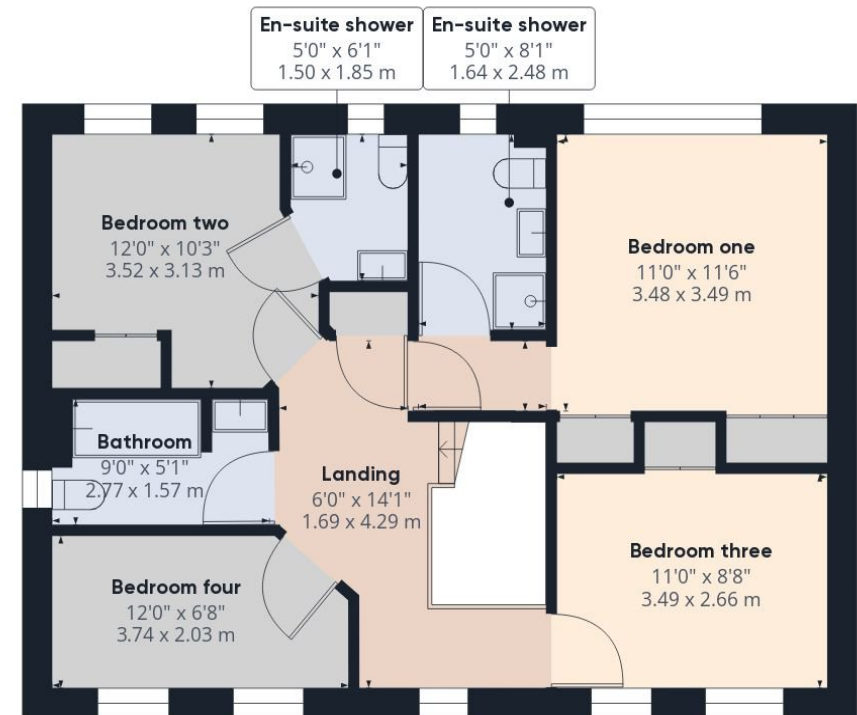
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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. (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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