



The Linnets, Cottenham, Cambridge, Cambridgeshire
CB24 8XZ

Pocock + Shaw

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A detached four bedroom home, on this small private development close to the village centre just off the High Street. With a well appointed sitting room, dining room, conservatory, study and spacious kitchen breakfast room. South westerly facing rear garden and double length garage.

- Reception hall with cloaks wc
- Study
- Sitting room
- Dining room
- Conservatory
- Kitchen breakfast room
- Four bedrooms
- Two en-suite shower room
- Main family shower room
- Double length 31' garage

Offers in region of £475,000



Built around 2000, this detached four bedroom home, is situated in this small private residential development close to the village centre just off the High Street. With a number of shops, Co-op store, butchers and greengrocer. The village college and primary school are both just a short walk away.

Glazed entrance door to:

Reception hall Oak block effect flooring, radiator, stairs rising to the first floor.

Cloaks wc Fitted suite with pedestal wash basin, close coupled wc, part tiled splash-back, radiator.

Sitting room 15'7" x 11'2" (4.75 m x 3.40 m) A well appointed room with bay window to the front, feature fireplace with living flame gas fire and ornamental surround. Radiator and coved cornice. Double doors opening to:

Dining room 9'11" x 8'11" (3.02 m x 2.72 m) Radiator, door to kitchen and double doors to conservatory:

Conservatory 11'11" x 9'1" (3.63 m x 2.77 m) Sealed unit double glazed windows to the side and rear set on a brick base, feature exposed brick wall to one side, tiled floor, double French doors to the garden.

Study 9'0" x 7'6" (2.74 m x 2.29 m) Window to the front, radiator and built in under stairs storage cupboard.

Kitchen breakfast room 13'10" x 9'11" (4.22 m x 3.02 m) Well fitted range of wood fronted units set under a marble effect work surface. One and a quarter single drainer stainless steel sink unit with mixer tap, range of base units. Fitted Zanussi double oven and stainless steel double oven. Integrated dish washer, space and plumbing for washing machine. Continuation of work surface to opposite wall with further base units and matching wall mounted cupboards. Window and door to the rear garden.

First floor landing Single airing cupboard, access to loft space.

Bedroom one 12'1" x 9'11" (3.68 m x 3.02 m) Window to the front, two double fitted wardrobes, radiator and coved cornice.

En-suite shower room Suite with pedestal wash basin, close coupled wc and shower cubicle. Ceramic tiling to the walls, radiator and window to the side.

Bedroom two 9'3" x 8'11" (2.82 m x 2.72 m) Window to the rear, radiator and coved cornice.

En-suite shower room Fitted suite with pedestal wash basin, close coupled wc and shower cubicle, window to the side, radiator and ceramic tiling to the walls.

Bedroom three 9'3" x 7'1" (2.82 m x 2.16 m) Window to the rear, radiator.

Bedroom four 9'1" x 7'5" (2.77 m x 2.26 m) Window to the front, radiator.

Shower room Fitted suite with pedestal wash basin, close coupled wc and double walk in shower, fitted Mira shower. Ceramic tiling to the walls, window to the rear, radiator.

Outside To the front there is a small open plan garden area, gated pedestrian side access, Driveway with off road parking leading to:

Double length garage 31'7" x 8'8" (9.63 m x 2.64 m) Brick construction with pitched tiled roof, single up and over door, courtesy door to the side. Power and light connected.

Rear garden A south westerly facing garden with lawned area, flower and shrub borders, paved pathway, pedestrian side access.

Tenure The property is Freehold

Council Tax Band E

EPC tbc

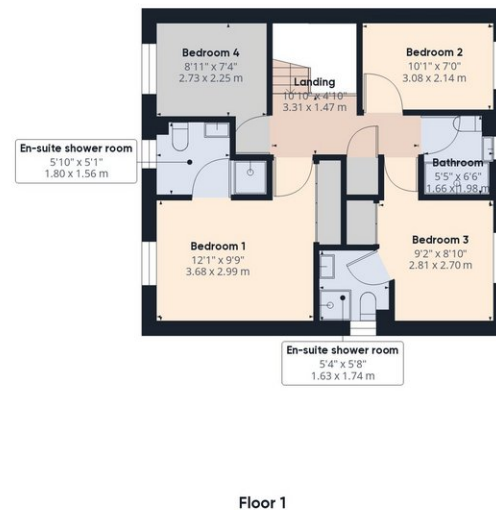
Viewing By Arrangement with Pocock + Shaw





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Approximate total area⁽¹⁾
1478.21 ft²
137.33 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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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