



High Street, Cottenham
CB24 8TX

Pocock+Shaw

325 High Street
Cottenham
Cambridge
CB24 8TX

An individual detached four bedroom home, tucked away in a lovely private spot, just off the High Street. With well laid out accommodation to include a large kitchen family room, ground floor main bedroom with en-suite and a mature garden. Ample parking with gated driveway and double garage.

- Reception hall with galleried landing
- Sitting room
- Spacious kitchen family room
- Utility room and boot room
- Master bedroom with en-suite
- Three first floor bedrooms
- Family bathroom
- Gas radiator heating system
- Double garage
- Gated driveway

Offers in region of £565,000



Ideally located in the heart of the village in a private location just off the High Street, a short walk from the various shops, Village College and Primary school. This individual detached four bedroom home offers well laid out accommodation to include a large kitchen family room, ground floor primary bedroom with en-suite and a mature garden. Ample parking with gated driveway and double garage.

Glazed entrance door

Reception hall An open hall with stairs rising to the first floor, windows to the front and galleried landing, coved cornice. Door to:

Cloaks WC Fitted white suite with wall mounted wash basin, close coupled WC, radiator.

Sitting room 14'8" x 14'1" (4.47 m x 4.29 m) A well appointed room with double French doors to the rear garden, and windows to the rear. Feature brick chimney breast, radiator and coved cornice.

Kitchen / family room 20'2" x 11'3" (6.15 m x 3.43 m) A versatile room with well fitted range of units set under a beech effect work surface. Inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap. Inset has hob and double oven. Canopy extractor. Part ceramic tiled splashback with matching range of wall mounted cupboards. Terracotta tiled floor, window to the front. Double doors to the rear garden and window to the side. Door to:

Utility room 5'9" x 7'4" (1.75 m x 2.24 m) Fitted work surface with single drainer sink unit, single base unit, space and plumbing for washing machine and dish washer. Door to the rear garden. Wall mounted Vaillant boiler. Door to:

Boot room 8'2" x 5'6" (2.49 m x 1.68 m) Fitted worksurface with single base unit, window to the front, tiled floor. Door to garage.

Bedroom one 13'10" x 11'8" (4.22 m x 3.56 m) Window to the front, range of fitted floor to ceiling wardrobes. Radiator.

En-suite bathroom Double walk in shower, pedestal wash basin, close coupled WC and bath with mixer tap shower. Window to the rear, radiator. Part ceramic tiled splashback.

Galleried landing Velux window to the front, full volume ceiling, coved cornice and access to loft space.

Bedroom two 16'9" x 11'8" (5.11 m x 3.56 m) Velux window to the front, radiator.

Bedroom three 14'8" x 9'0" (4.47 m x 2.74 m) Velux window to the side and window to the rear, radiator.

Bedroom four 11'7" x 9'4" (3.53 m x 2.84 m) Velux window to the front, radiator.

Bathroom Fitted suite with pedestal wash basin, close coupled WC and bath, mixer tap with shower above. Part ceramic tiled splashback, Velux window to the rear, radiator.

Outside To the front of the property there is a timber five bar gate opening to a block paved forecourt providing ample off road parking, pedestrian access to the side.

Double garage 17'9" x 17'2" (5.41 m x 5.23 m) Two single up and over doors, one with fitted Horman electric opener. Power and light connected, door to boot room and door to rear garden.

Rear garden A good sized enclosed garden with lawn area, numerous mature shrubs and bushes. Patio area.

Services All mains services are connected

Tenure The property is Freehold

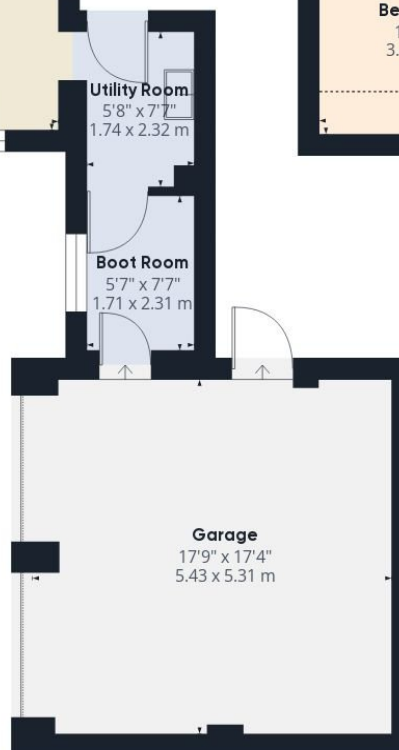
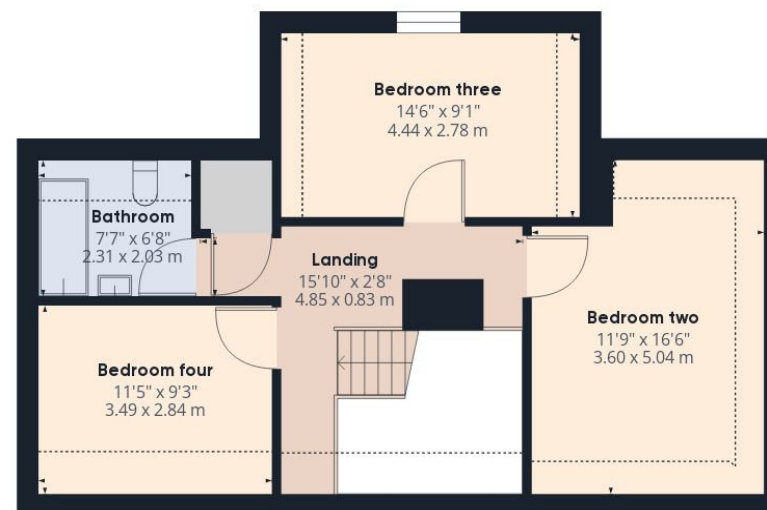
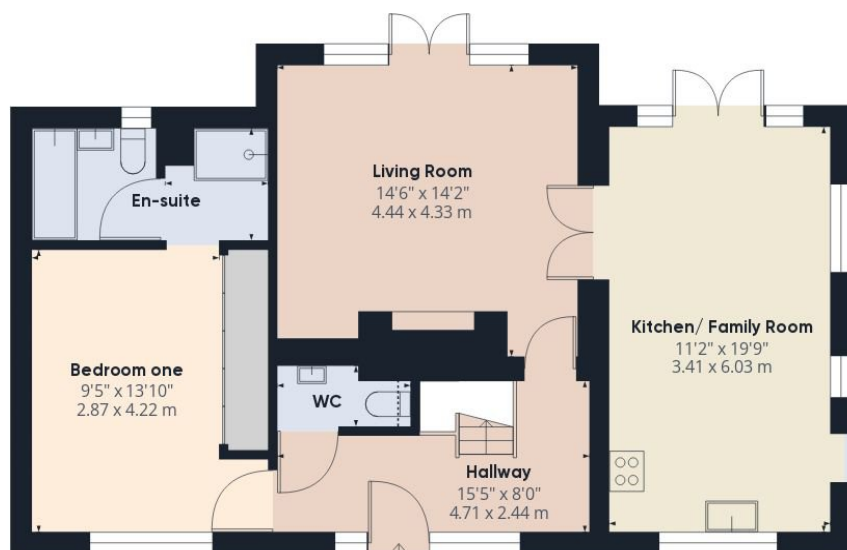
Council Tax Band F

Viewing By Arrangement with Pocock + Shaw





Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approximate total area

1732.25 ft²

160.93 m²

Reduced headroom

121 ft²

11.24 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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