



Peacock Close, Rampton Road, Cottenham  
CB24 8BA

**Pocock+Shaw**



14 Peacock Close  
Rampton Road  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8BA

A beautifully presented detached four bedroom home on this new small development on the edge of Cottenham village with the various shops and school just a short walk away.

- Reception hall with cloaks WC
- Sitting room with bay window
- Impressive family room open to luxury fitted kitchen
- Utility room
- Gallery landing
- Four bedrooms
- Two en-suite shower rooms
- Family bathroom
- Double garage with parking

Offers in region of £700,000





A beautifully presented four bedroom detached home set on this small new development. With the village centre just a short walk, offering a wide range of shops and amenities, including a Post Office, Co-op, doctors surgery, highly regarded primary school and Village College.

Built in a contemporary style, the property offers light and well laid out accommodation and has been finished to a high specification, with high internal ceilings and open spacious rooms, luxury fitted kitchen, two en-suite shower rooms and a family bathroom.

### Entrance door

**Reception hall** Stairs rising to the first floor, radiator, door to garage, door to:

**Cloaks WC** Fitted white suite with wall mounted wash basin, close coupled WC, part ceramic tiled splashback, radiator.

**Living room** 17'7" x 11'10" (5.36 m x 3.61 m) Bay window to the front, radiator.

### Family room/ Kitchen

**Lounge area** 12'10" x 11'6" (3.93 m x 3.51 m) Window to then rear, radiator, attractive wood panelling to one wall, opening to:

**Dining area** 11'2" x 12'10" (3.42 m x 3.92 m) Double French doors with glazed side panels, radiator, built in under stairs storage cupboard. Open to:

**Kitchen** 13'0" x 10'7" (3.97 m x 3.23 m) Luxury fitted range of Shaker style units set under a contrasting Quartz work surface, with inset double stainless steel sink units, drainer to side. Integrated dish washer and fridge freezer. Five burner stainless steel gas hob, with matching canopy extractor above. Siemens stainless steel double oven. Matching range of wall mounted units. Feature island unit with breakfast bar, base units and integrated wine fridge. Window to the rear, door to:

**Utility room** 6'2" x 5'9" (1.88 m x 1.75 m) Fitted quartz work surface with single bowl stainless steel sink unit,

space and plumbing for washing machine and tumble dryer. Two matching wall mounted cupboards, radiator door to the side.

**Galleried first floor landing** Window to the front, radiator, single built in airing cupboard.

**Bedroom one** 14'10" x 11'11" (4.52 m x 3.63 m) Bay window to the front radiator, range of fitted wardrobes to one wall. Door to:

**En-suite shower room** Well fitted white suite with wall mounted wash basin, close coupled WC and large double walk in shower cubicle. Part ceramic tiling to the walls, heated towel rail / radiator, window to the side.

**Bedroom two** 11'10" x 10'2" (3.61 m x 3.10 m) Window to the rear, radiator, range of fitted wardrobes to one wall. Door to:

**En-suite shower room** White suite with wall mounted wash basin, close coupled WC and double walk in shower cubicle, heated towel rail/radiator, window to the rear.

**Bedroom three** 11'7" x 9'10" (3.53 m x 3.00 m) Window to the rear, radiator.

**Bedroom four** 12'1" x 8'7" (3.68 m x 2.62 m) Window to the rear, radiator.

**Bathroom** White suite with wall mounted wash basin, close coupled WC and bath, fitted shower above. Heated towel rail/radiator. Window to the front.

### Outside

**Front garden** There is an open plan garden area, with paved side pedestrian access, double width tarmac driveway leading to:

**Double garage** 17'1" x 9'1" (5.21 m x 2.77 m) Up and over double door, power and light connected, internal door to hall way.

**Rear garden** A south westerly facing, enclosed garden, with timber fencing to the side and rear boundaries,





large paved patio area, and paved path way. Central lawn.

**Services** All main services are connected

**Tenure** Freehold. Maintenance charge for 1st January - 30th June 2025 of £128.31.

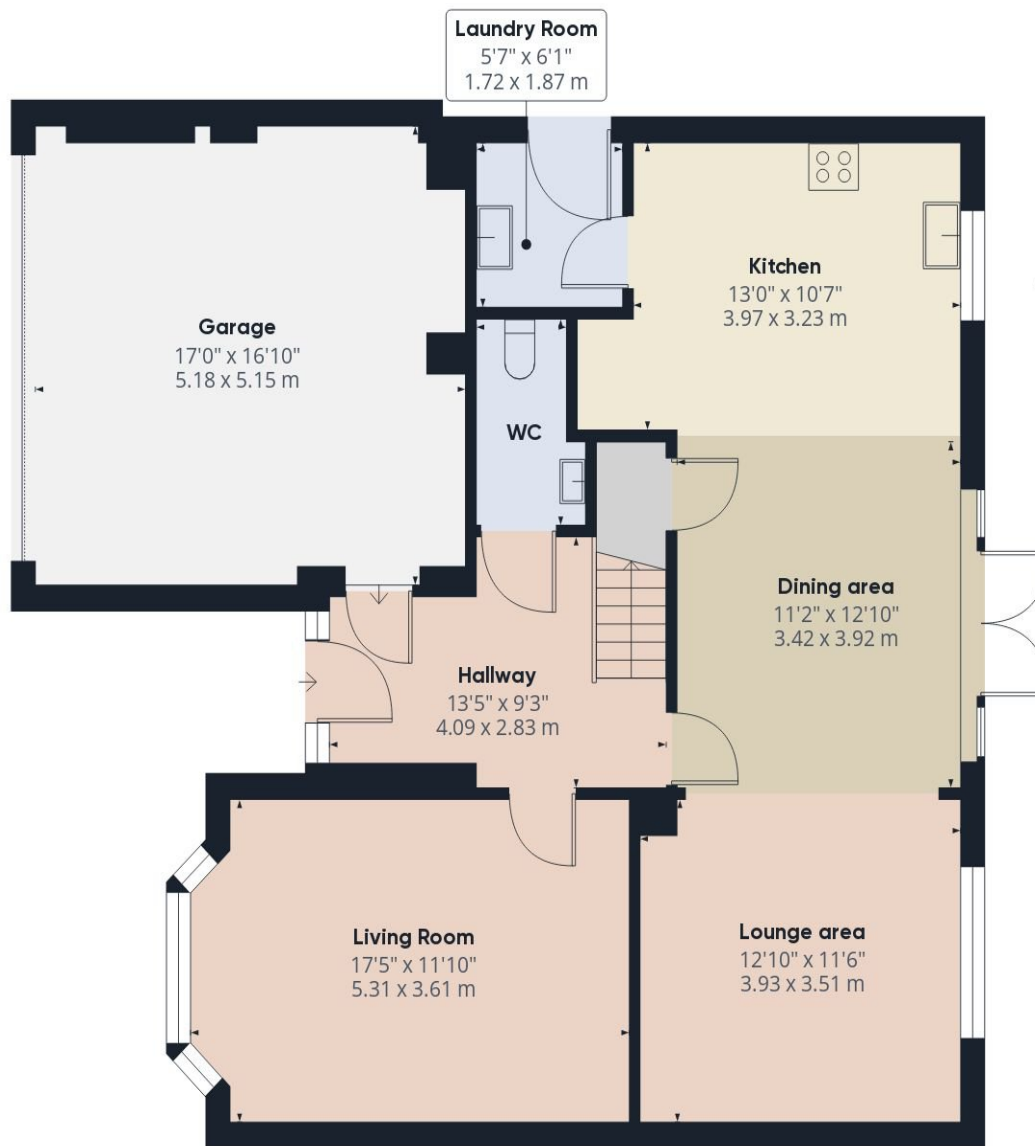
**Council Tax** Band F

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(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		





**Approximate total area**

1877.22 ft<sup>2</sup>  
174.4 m<sup>2</sup>



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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