



Ivatt Street, Cottenham  
CB24 8SJ

Pocock+Shaw



22 Ivatt Street,  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8SJ

An individual three bedroom semi detached home, finished to an exacting standard and high specification. Set on a lovely well proportioned plot, at the end of a small unadopted road off the High Street.

- Reception hall
- Cloaks WC
- Sitting room
- Impressive luxury kitchen / family room with bi-fold doors to garden
- Utility room
- Landing with full volume ceiling
- Three bedrooms
- Luxury en-suite to master bedroom
- Luxury family bathroom
- Home studio

Offers in region of £565,000





A stunning and extremely spacious three bedroom home, ideally set at the end of a small unadopted road, just off the High Street. Set on a good sized plot with gravelled front forecourt and landscaped rear garden. Completed to an extremely high specification, with fully integrated home automation system, controlling heating, lighting and security.

With a number of unusual and unique features, including exposed oak timber and full volume ceiling to the first floor. Under floor heating to the ground floor, and radiators to the first. Solid ash furnishings to the main bathroom and en-suite.

**Solid green oak canopy Porch** Part glazed solid Oak entrance door to:

**Reception hall** An impressive entrance with oak and glazed staircase rising to the first floor. Built in cupboard beneath. Single cloaks cupboard. Ceramic tiling to the floor.

**Cloaks WC** Luxury fitted white suite with counter set wash basin, double cupboard beneath, enclosed cistern WC, window to side, underfloor heating recessed spotlights to the ceiling.

**Sitting room** 13'0" x 12'7" (3.96 m x 3.84 m) A well appointed room, with window to the front, wooden shutters, recessed spotlights to the ceiling, under floor heating.

**Kitchen / Family room** 20'5" x 11'2" (6.22 m x 3.40 m) An impressive room, with luxury fitted shaker style soft close kitchen, set under Quartz work surface. Inset double bowl stainless steel sink units and mixer tap. Range of base units. Continuation of Quartz work surface with inset Neff four burner Induction hob, integrated extractor above. Single stainless steel Neff oven and Neff separate microwave oven. Integrated dish washer and fridge freezer. Window to the rear, and feature bi-fold doors opening to the rear garden. Part ceramic tiled splashback. Windows to rear and side. Feature central Oak beam to ceiling. Ceramic tiled floor, with continuation of under floor heating. Door to:

**Utility room** 11'2" x 5'2" (3.40 m x 1.57 m) Well fitted in matching Shaker style units set under Quartz work surface. Inset stainless steel sink unit, range of base units. Integrated Ecowater water softening unit, integrated Hotpoint washer/dryer, cupboard housing wall mounted Ideal gas fired heating boiler. Matching range of wall mounted cupboards. Part ceramic tiled splashback. Door to the rear garden.

**First floor landing** Full volume ceiling with Velux rooflight. Feature Oak beam to the ceiling. Loft/ eaves storage cupboard.

**Bedroom one** 12'7" x 10'8" (3.84 m x 3.25 m) A spacious room with full volume ceiling and central Oak structural beam. Window to the front, wooden shutters, radiator. Triple wardrobe to one wall with full height sliding doors.

**En-suite** Luxury fitted white suite set with solid ash furniture and exposed oak beam. White marble effect counter with his and hers vanity wash basins, storage cupboards beneath. Wall light points. Part ceramic tiling to the walls. Shower area, with matching his and hers deluge shower heads. Feature display alcoves with coloured glass tile detail. Continuation of ceramic tiling to the floor. Velux rooflight, Velux automated blind system, full volume ceiling. Heated towel rail/radiator.

**Bedroom two** 11'2" x 9'2" (3.40 m x 2.79 m) Feature full volume ceiling with exposed oak beam, double fitted wardrobe with sliding doors. Radiator, window to the rear and wooden shutters. Access to loft (half boarded for storage with power) via vertical concertina aluminium ladder, eaves storage cupboard.

**Bedroom three** 11'4" x 9'4" (3.45 m x 2.84 m) Double fitted wardrobe with sliding doors to one wall, radiator, window to the rear and wooden shutters.

**Family bathroom/ wet room** Superbly fitted luxury white suite set with solid ash furniture. White marble effect counter with vanity wash basin, storage cupboard beneath. Part ceramic tiling to the walls. Shower area, with deluge shower head. Bath with wall mounted waterfall tap and shower attachment. Feature display alcoves with coloured glass tile detail. Continuation of





ceramic tiling to the floor. Window to front, full volume ceiling. Heated towel rail/radiator.

## Outside

**Front garden** To the front there is a large gravelled area, providing ample off road parking and Hypervolt EV charging point. Several mature trees and flower and shrub borders. Gated pedestrian access to:

**Rear garden** A well planned and good sized garden with paved patio and pathway, lawn area, decked seating area with pergola. Raised brick flower borders. Outside cold water tap. Timber fence and hedge to the side and rear boundaries. Integrated outside feature lighting.

**Home studio/ office** 12'3" x 9'1" (3.73 m x 2.77 m) A lovely fully insulated home studio/ office, with sealed unit double glazed windows to the front side and rear, door to the front and double sliding doors to outside to timber decking and pergola. Electric wi-fi controlled heater. Serviced by dedicated power and data connections

**Services** All mains services are connected

**Tenure** Freehold

**Council Tax** Band D

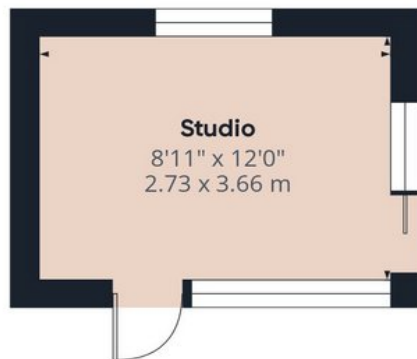
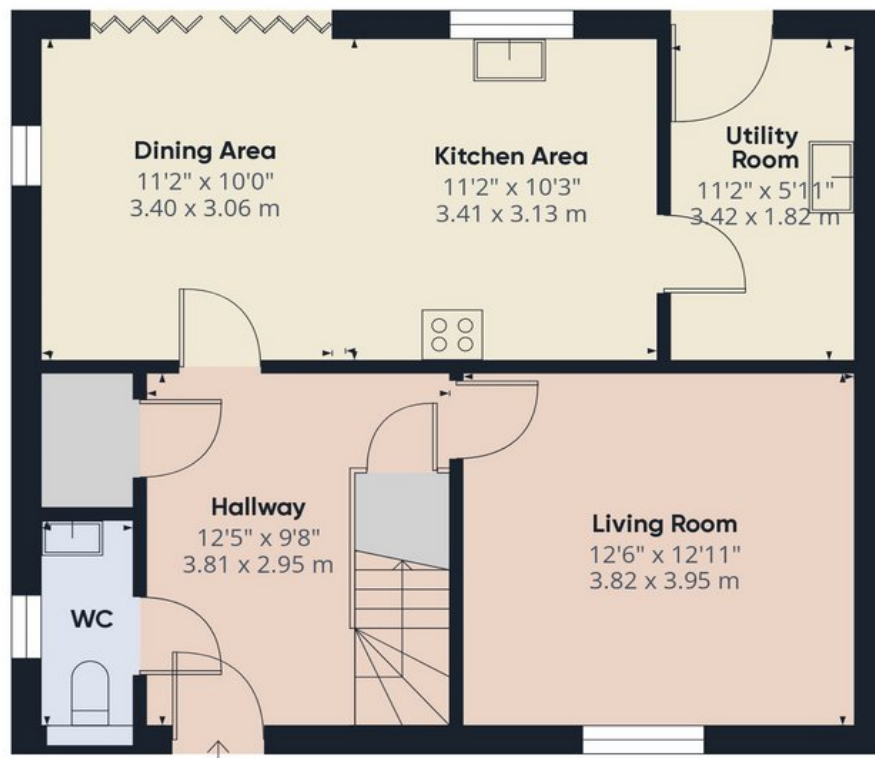
**Viewing** By Arrangement with Pocock + Shaw











#### Approximate total area

1187.58 ft<sup>2</sup>

110.33 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

# Pocock + Shaw