



Denmark Road, Cottenham
CB24 8QS

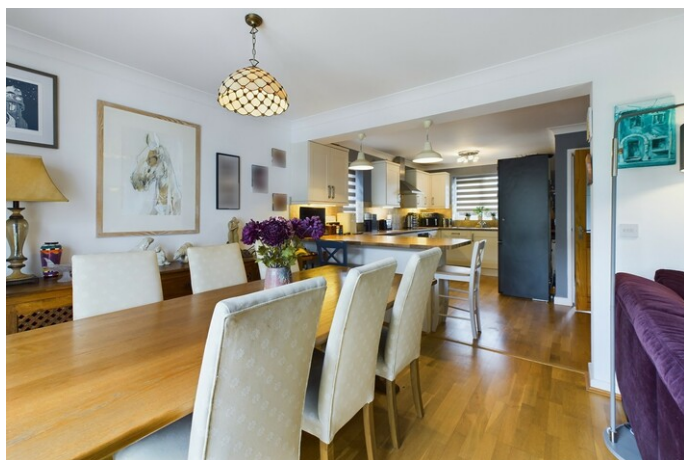
Pocock+Shaw

31b Denmark Road
Cottenham
Cambridge
Cambridgeshire
CB24 8QS

A superbly presented modern 3 bedroom linked detached chalet style house with spacious open plan living areas situated in the heart of a thriving village

- 24ft Sitting/Dining Room
- Well fitted Kitchen
- Conservatory
- Cloakroom
- 3 Bedrooms
- En-suite shower room
- Bathroom
- Attractive enclosed garden
- Attached garage

Offers Around £465,000



Cottenham is a large and thriving village situated about 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops, pharmacy, doctors surgeries, dental Surgery, library, primary school and village college, impressive 13th century parish church, community centre and pubs. The village is well placed for access to major road routes and is within reach of the main line stations at Cambridge North and Waterbeach which provide direct links into Cambridge and London Kings Cross.

31b Denmark Road is one of a pair of linked detached houses built in 2009 tucked behind no. 31 and fronting onto the driveway to the car park of the Co-operative Store. The house is superbly presented and benefits from the addition of a conservatory, an en-suite shower room off the main bedroom and a recently installed wood burning stove.

Entrance Hall () with radiator and staircase, door to bedroom 3 and glazed door to

Spacious open plan living area () with oak strip flooring and comprising:

Well fitted kitchen 14'0" x 11'5" (4.26 m x 3.48 m) with work surfaces with range of cupboards and drawers under, integrated dishwasher, plumbing for washing machine, built in oven, induction hob with extractor hood above, tiled surrounds, range of wall cupboards with under-lighting, wall mounted gas boiler, radiator and wide opening to

Sitting/Dining Room 23'11" x 11'1" (7.29 m x 3.37 m) with stylish and efficient wood burning stove, radiator, double glazed doors to garden and glazed double doors to

Conservatory 9'3" x 9'10" (2.83 m x 2.99 m) with double glazing all round, double glazed roofing and double doors to garden.

Cloakroom with hand basin, WC, radiator and extractor

Bedroom 3 13'0" x 7'11" (3.97 m x 2.42 m) with radiator and oak strip flooring

FIRST FLOOR

Landing

Bedroom 1 12'6" x 12'3" (3.81 m x 3.73 m) with radiator, 2 Velux rooflights, eaves storage and door to

En-suite shower room () with counter-top sink, WC with concealed cistern, fully tiled shower unit, extractor, electric tubular radiator/towel rail, Velux rooflight and eaves store.

Bedroom 2 17'10" x 8'0" (5.44 m x 2.44 m) with radiator and Velux rooflight.

Bathroom with bath with shower attachment and shower screen and full height tiling above, hand basin, WC tubular radiator/towel rail, Velux rooflight and extractor.

OUTSIDE

Front area with brick paving, shrubs and hedging, parking area leading to

Attached garage 18'3" x 8'10" (5.57 m x 2.68 m) with electric roller door and door to rear garden.

Rear garden Enclosed by wall and fencing with lawn, brick paved patio, decking flowers, shrubs and trees.

Services Mains electricity, water, drainage and gas.

Council tax band D

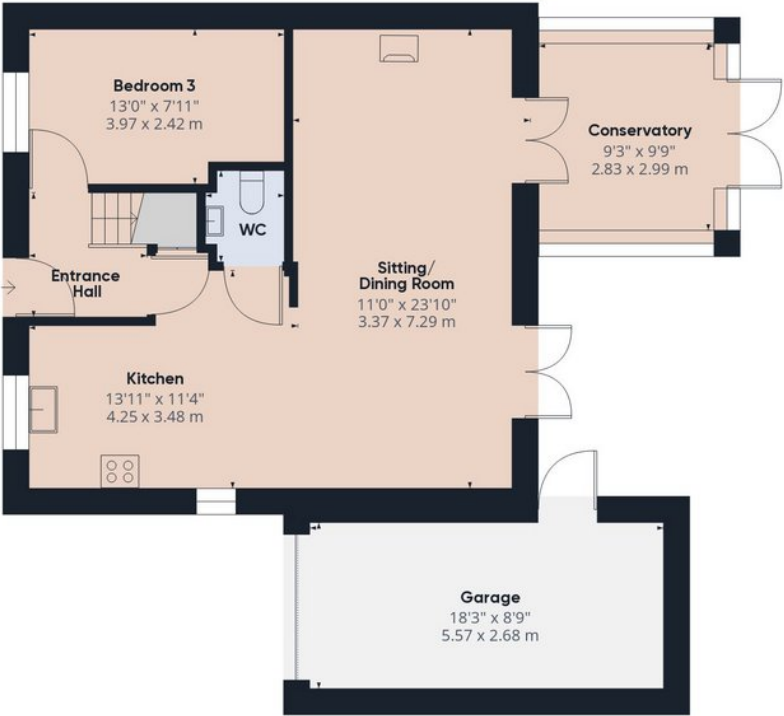
Tenure The property is freehold

Viewing By Arrangement with Pocock + Shaw

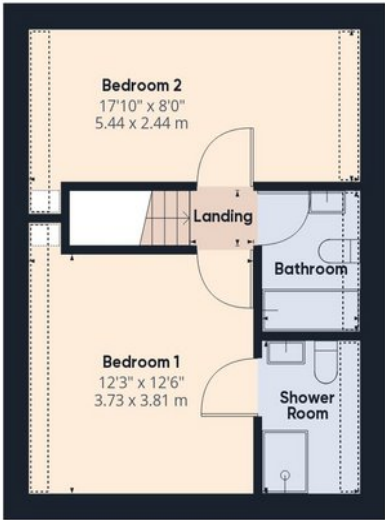




Ground Floor



First Floor



Approximate total area⁽¹⁾

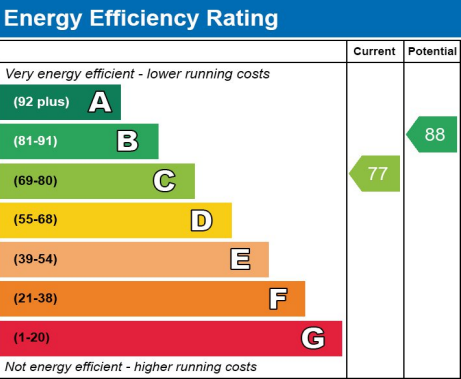
1244.59 ft²
115.63 m²

Reduced headroom

38.17 ft²
3.55 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)



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