



Margett Street, Cottenham
CB24 8QY

Pocock+Shaw

36 Margett Street
Cottenham
Cambridge
CB24 8QY

An impressive detached single storey home ideally located in this popular road close to the heart of the village. Offering level access, well designed accommodation allowing for a great deal of flexibility in use of the space. On a good sized south westerly facing plot, ample parking and double garage.

- Porch and entrance hall
- Large sitting room with tri fold doors
- Study/ Dining area.
- Four bedrooms
- One en-suite shower wet room
- Two fitted kitchens
- Utility room/ office
- Double garage space
- South westerly facing rear garden
- Ample off road parking

Offers in region of £575.000



Margett Street is a quiet road located in the heart of the village, just a short walk from the various shops and amenities, highly regarded primary school and Co-Op supermarket. 36 is an impressive detached single storey home, offering level access, well designed accommodation allowing for a great deal of flexibility in use of the space. On a good sized south westerly facing plot, ample parking and double garage.

Glazed entrance door to:

Porch Georgian style multi pane glazed door to:

Entrance hall Light Oak effect laminate flooring, radiator, coved cornice, access to loft space. Single airing cupboard.

Kitchen/ Breakfast room 12'2" x 12'8" (3.73 m x 3.86 m) Fitted range of units with work surface, inset single drainer stainless steel sink unit, range of matching base units, space and plumbing for dish washer. Integrated four burner ceramic hob and matching stainless steel double oven. Part ceramic tiled splashback and matching range of wall mounted cupboards. Window to the rear and door to the rear garden. Coved cornice and radiator.

Sitting room 24'1" x 11'10" (7.34 m x 3.61 m) An impressive room with tri fold doors opening to the rear garden, grey oak effect laminate flooring, two radiators, wall light points, open to Study/dining area. Coving and continuation of flooring, radiator

Bedroom one 13'0" x 15'6" (3.98 m x 4.73 m) Wood block, light Oak vinyl flooring, radiator, coved cornice, window to the rear. Day light sky tube. Door to:

En suite wet room Fitted white pedestal wash basin and close coupled WC, shower area. Ceramic tiling to the walls, radiator/ heated towel rail. Window to the rear.

Kitchen/ Utility room Fitted range of units with work surface, inset single drainer stainless steel sink unit, Matching base unit. Window to the rear, radiator and door to the rear garden. Matching range of wall mounted cupboards.

Bedroom two 9'11" x 12'4" (3.04 m x 3.78 m) Light Oak effect laminate flooring, radiator, coved cornice, window to the front. Triple fitted wardrobes to one wall.

Bedroom three 8'8" x 10'9" (2.66 m x 3.28 m) Light Oak vinyl flooring, radiator, coved cornice, window to the front.

Bedroom four 9'10" x 8'9" (3.01 m x 2.64 m) Light Oak effect laminate flooring, radiator, coved cornice, window to the rear.

Family bathroom Counter set wash basin with double cupboard beneath, close coupled WC and bath. Radiator and window to the side. Shaver point, part ceramic tiled splashback.

Outside To the front there is a garden area, with gated pedestrian access and lawn area, brick wall to the front boundary. Driveway providing ample off road parking leading to:

Double garage Two single electric up and over doors with remote control. Power and light connected.

Utility room/ Office 16'4" x 8'0" (4.99 m x 2.43 m) Window to the rear, power and light electric sockets, space and plumbing for washing machine and tumble dryer. Fitted work surface.

Rear garden A good sized, south westerly facing garden, with raised decked area, and further paved patio, lawn and flower and shrub borders. Cold water tap, double electric sockets. Fencing to the side and rear boundaries.

Services All mains services are connected. There is a 7kW Solar Edge system; 25 panels split between 3 roofs, generating in excess of 6MWh (6000kW) per year. Feed-In-Tariff paying around 5p/kW exported to the grid, Octopus Energy currently paying 15p/kW on their Outgoing Octopus tariff.

Tenure The property is Freehold
Council Tax Band E

Viewing By Arrangement with Pocock + Shaw







Ground Floor Building 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor Building 2

Approximate total area⁽¹⁾

1709 ft²
158.8 m²

Balconies and terraces

258 ft²
24 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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