



Clarke Close, Cottenham  
CB24 8AT

Pocock+Shaw

49 Clarke Close  
Cottenham  
Cambridge  
CB24 8AT

A very spacious four bedroom detached family home set in a lovely end cul de sac position with an open outlook to the front. Good size rear garden and single garage. Located in Cottenham village, which has pre/ primary and secondary schooling and a good selection of amenities in the village including doctors, dentist, library and shops.

- Entrance hall
- Sitting room
- Kitchen dining room
- Utility room
- Cloaks WC
- Four bedrooms
- Family bathroom and en-suite shower room
- Larger than average rear garden
- Single garage

Guide Price £525,000



A well presented, four bedroom detached family home, enjoying an open outlook to the front over paddock and farm land. Cottenham village offers a range of shops and amenities, including pre/ primary and secondary schooling and a good selection of shops along with doctors, dentist, and library.

**Glazed entrance door to:**

**Entrance hall** Stairs rising to the first floor, radiator.

**Living Room** 15'7" x 10'10" (4.75 m x 3.31 m)  
 Accessed from the entrance hall, window to the front, built in understairs cupboard, opening to:

**Kitchen Dining Room** 17'3" x 10'3" (5.27 m x 3.13 m)  
 With French doors to the rear garden and window to the rear. Well fitted range of units set under a quartz worksurface and matching upstand. Inset one and a quarter bowl stainless steel sink unit. Range of base units with integrated dishwasher and fridge freezer. Matching wall mounted cupboards. Gas hob and matching electric oven, door to:

**Utility Room** 6'3" x 5'3" (1.91 m x 1.60 m) Back door to rear garden. Space and plumbing for washing machine and tumble dryer. Door to:

**Cloaks WC** 4'9" x 6'3" (1.44 m x 1.90 m) Close coupled WC and pedestal wash basin, part ceramic tiled splashback.

**First floor landing** Access to loft space.

**Bedroom one** 13'10" x 10'3" (4.22 m x 3.13 m) Window to the front, radiator, single fitted wardrobe. Door to:

**En-suite shower room** 6'6" x 6'0" (1.99 m x 1.82 m)  
 Fitted suite with pedestal wash basin, close coupled WC and Corner shower cubicle. Heated towel rail/ radiator.

**Bedroom two** 12'0" x 9'2" (3.66 m x 2.79 m) Window to the front, radiator.

**Bedroom three** 9'7" x 9'2" (2.93 m x 2.79 m) Window to the rear, radiator.

**Bedroom four** 9'7" x 7'1" (2.91 m x 2.17 m) Window to the rear, radiator.

**Family bathroom** 6'9" x 6'3" (2.07 m x 1.90 m) Fitted white suite with pedestal wash basin, close coupled WC and bath with shower over. Part ceramic tiled splashback, heated towel rail radiator. Window to the rear.

**Front garden** To the front of the property there is a small open plan lawned area. Driveway leading to :

**Single integral garage** 19'1" x 15'4" (5.82 m x 4.67 m)  
 Single up and over door, power and light connected.

**Rear garden** Gated pedestrian side access to a larger than average garden, with lawn, and large paved patio area. Raised rear flower and shrub border.

**Services** All mains services are connected

**Tenure** The property is Freehold

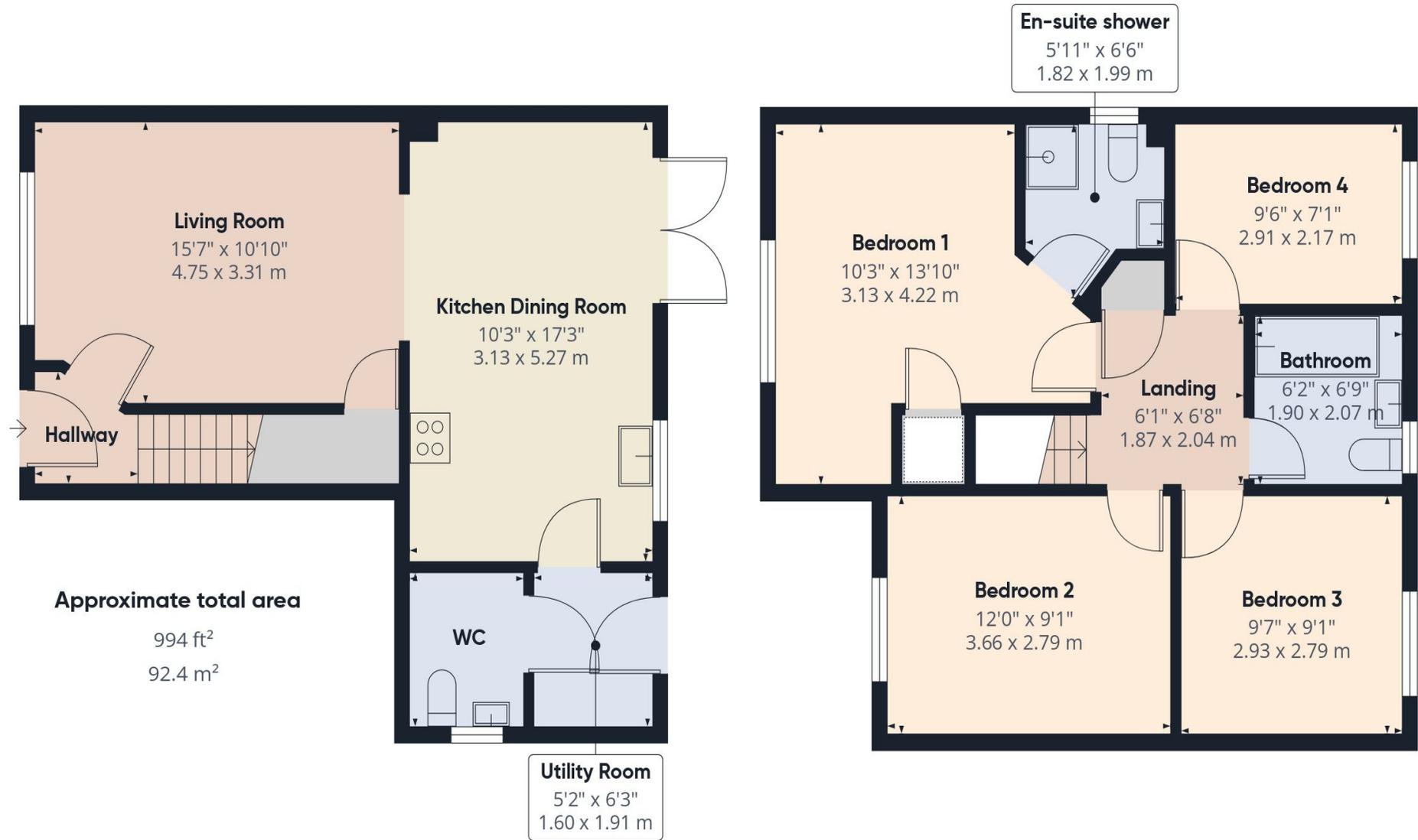
**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(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>		
<i>Not energy efficient - higher running costs</i>		





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