



Cundell Drive, Cottenham
CB24 8RU

Pocock+Shaw

11 Cundell Drive
Cottenham
CB24 8RU

A very spacious detached five bedroom family home in a private tucked away cul de sac right in the heart of the village. With three reception rooms, fitted kitchen family room, five bedrooms and en-suite to the main bedroom. Ample parking and double garage.

- Entrance hall with Oak staircase
- Cloaks WC
- Study
- Sitting room
- Dining room
- Kitchen breakfast room
- Utility room
- Five bedrooms
- En-suite to bedroom one
- Family shower room
- Double garage and ample parking
- Enclosed rear garden

Offers in region of £650,000



Cundell Drive is a small private cul de sac located in the heart of the village just off Telegraph Street. This particular property is tucked away in a small Mews style location, and has ample parking and a double garage. The present sellers have extended the accommodation to now provide three reception rooms, large kitchen family room, five bedrooms with en-suite to the main. The village offers a host of shops and amenities, along with a highly regarded primary school and village college, all of which are a short walk away.

Porch

Part glazed entrance door Glazed side panel.

Reception hall Oak staircase rising to the first floor with glazed panels. Built in storage cupboard beneath. Radiator, large single cloaks storage cupboard with hanging rail, tiled flooring. Door to:

Cloaks WC Fitted white suite with vanity wash basin, double cupboard beneath, WC, part ceramic tiled splashback, window to the side, radiator/heated towel rail.

Study 9'11" x 7'9" (3.02 m x 2.36 m) Window to the front, radiator. Access to loft space.

Sitting room 24'9" x 12'2" (7.54 m x 3.71 m) A large room with feature wood burning stove, slate hearth, double patio doors to the rear and window to the front, radiator. Wall light points, dark oak laminate flooring.

Dining room 18'9" x 9'10" (5.71 m x 3.00 m) Double doors opening to the hall, double patio doors to the rear garden, two windows to the side, two radiators, tiled flooring.

Kitchen Dining room 16'5" x 13'10" (5.00 m x 4.22 m) Refitted range of units set under a granite worksurface, inset single drainer stainless steel sink unit with mixer taps, range of base units, space and plumbing for dishwasher, continuation of work surface with inset five burner gas hob with glass canopy extractor above, adjacent double eye level oven. Matching wall mounted cabinets. Feature central island with wood block effect top and breakfast base, fitted base units. Window to the

rear and door to rear garden. Radiator, two Velux rooflights to part half vaulted ceiling. Door to:

Utility room 8'1" x 5'1" (2.46 m x 1.55 m) Fitted range of base units with granite worksurface, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, double full height cupboard, single wall mounted cupboard. Opening to

Side lobby/continuation of utility room 17'7" x 4'5" (5.36 m x 1.35 m) Fitted worksurface with range of base units, two Velux windows to the side, double radiator, door to the garage.

First floor landing Half landing with window to the front, single airing cupboard. access to partly boarded loft and pull down ladder.

Bedroom one 12'3" x 10'2" (3.73 m x 3.10 m) Two double fitted wardrobes to one wall, window to the rear, radiator, door to:

En-suite shower room Fitted white suite with vanity wash basin, double cupboard beneath, corner shower cubicle with fitted shower, WC, part ceramic tiled splashback, window to the side, radiator/heated towel rail.

Bedroom two 12'4" x 10'1" (3.76 m x 3.07 m) Double fitted wardrobe to one wall, window to front, radiator.

Bedroom three 12'4" x 10'0" (3.76 m x 3.05 m) Window to the rear, radiator. Double fitted wardrobe to one wall,

Bedroom four 8'10" x 8'8" (2.69 m x 2.64 m) Window to the rear, radiator.

Bedroom five 8'9" x 6'3" (2.67 m x 1.90 m) window to the front, radiator.

Family bathroom Fitted white suite with vanity wash basin, double cupboard beneath, WC, large double walk in shower, with fitted power shower, part ceramic tiled splashback, window to the front, radiator/heated towel rail.



Outside To the front of the property there is an open plan forecourt providing ample off road parking, gated pedestrian side access, cold water tap.

Double garage 17'7" x 17'6" (5.36 m x 5.33 m) Two single Horman up and over doors, power and light connected, internal door to side lobby.

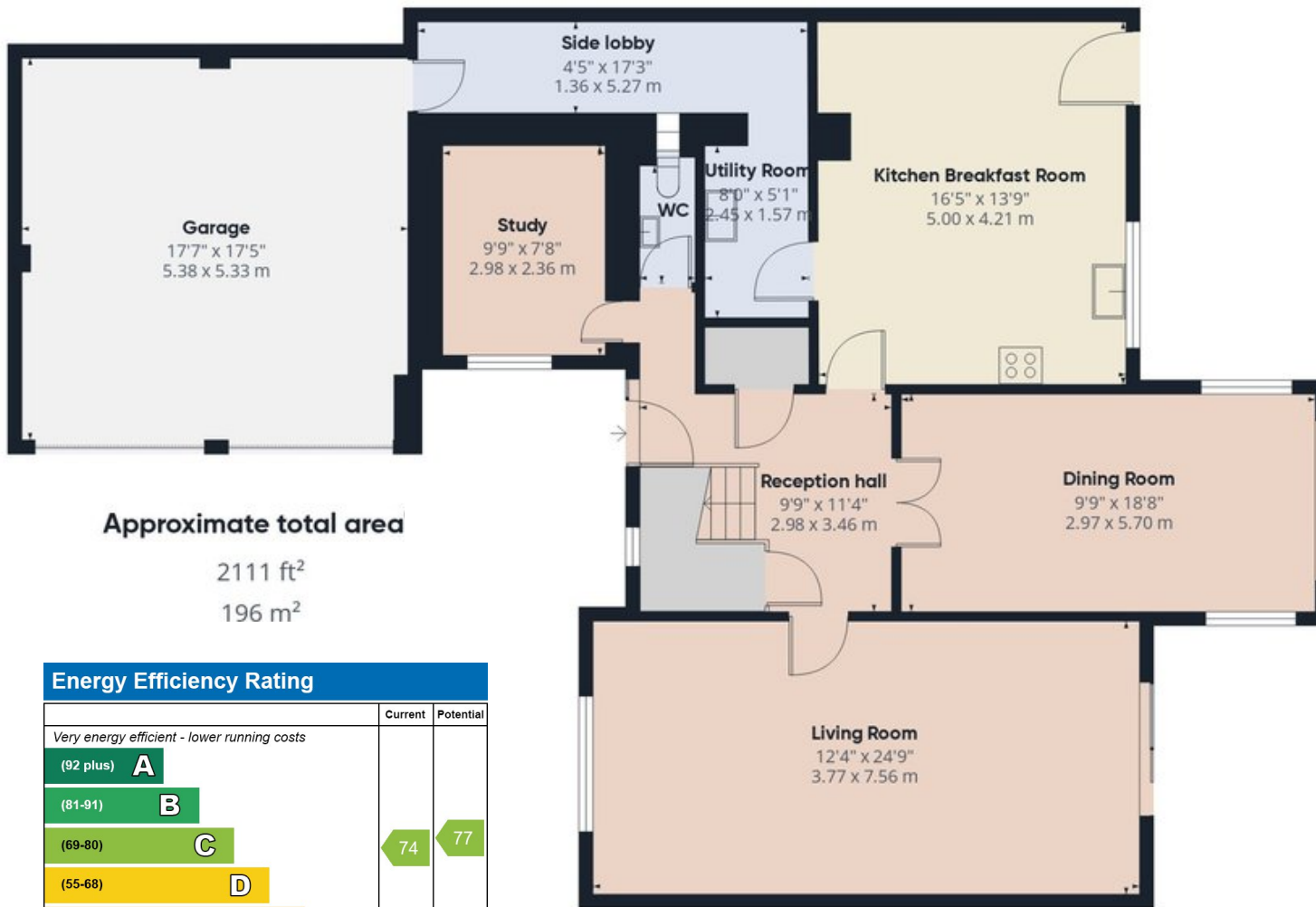
Rear garden Patio area with covered seating area. Lawn and well stocked flower and shrub borders. Cold water tap and outside power socket. Gated pedestrian side access.

Tenure The property is Freehold

Council Tax Band F

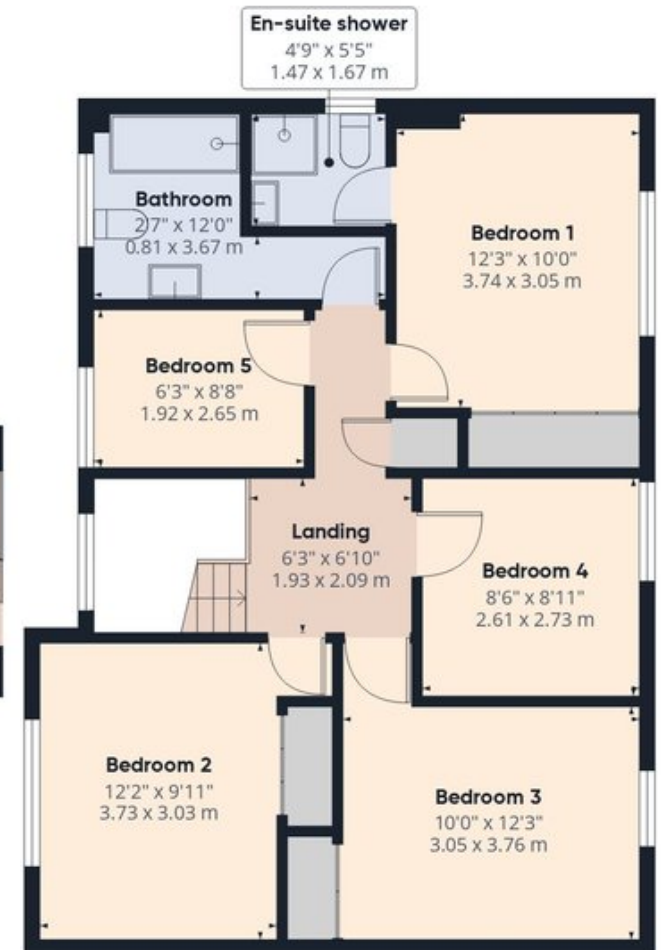
Viewing By Arrangement with Pocock + Shaw





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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