



Leopold Walk, Cottenham, Cambridge, Cambridgeshire
CB24 8XS

Pocock + Shaw

19 Leopold Walk
Cottenham
Cambridge
Cambridgeshire
CB24 8XS

A wonderful detached family home which has been beautifully upgraded and presented by the current owners to provide stylish family living situated in a traffic free location just five minutes walk from the heart of the village and wide range of local shops and amenities

- 4 Double bedrooms
- Stunning kitchen/dining room
- Stylish ensuite and family bathroom
- Double glazed and underfloor heating to the ground floor
- Ample parking and garage
- Utility and cloakroom
- Attractive rear garden
- Approx. 1400 sq ft

Guide Price £575,000



A stylish detached family home offering well proportioned and light filled accommodation arranged over two floors. The house has been upgraded to include a stunning kitchen/dining room and porcelain tiled flooring. The property benefits from double glazing throughout and gas central heating (underfloor to the ground floor). Externally the attractive rear garden is zoned and features alfresco dining/kitchen and seating areas with brick chimney and stove. There is ample parking on a gravel driveway leading to an oversize single garage. The property is located within a popular residential development just a short walk from all the amenities including post office, co-op, doctors surgery, and highly regarded primary school and Village College. The property also offers easy access to Cambridge city centre and A14.

Hall Double glazed door and window to the front, Italian porcelain tiled flooring, fitted shelving, modern ash turning staircase with handrail and glazed inserts, under stairs storage cupboard

Cloakroom wash basin with mixer tap, cupboard under, wc, double glazed window to the front, tiled splashback and porcelain tiled floor, Downlighters and extractor

Study 11'5" x 7'9" (3.48 m x 2.36 m) shelved cupboard and double glazed window to the rear

Sitting room 17'4" x 13'11" (5.28 m x 4.24 m) Two double glazed windows to the front, further double glazed window to the side, engineered oak flooring, custom built in display cupboard with inset storage cupboards to one wall, Freestanding wood burning stove with terracotta tiled hearth

Kitchen/Dining Room 17'6" x 12'2" (5.33 m x 3.71 m) Stylish refitted kitchen with extensive Corian working surfaces with under lit display shelving under, inset sink with mixer tap and soap dispenser, 5 ring gas hob with cooker hood over, Range of fitted appliances including double oven, dishwasher and fridge freezer, attractive tiled splashbacks and porcelain tiled floor, double glazed window and bifolding doors to the garden, pocket door to the utility room

Utility Room 6'4" x 5'4" (1.93 m x 1.63 m) Corian top with cupboard under, space for washing machine and dryer, wall mounted Vaillant central heating boiler, double glazed door to the side, further fitted cupboard, porcelain tiled flooring

Landing Velux roof light, partly boarded loft with ladder access, Airing cupboard with hot water cylinder and shelving

Bedroom 1 12'1" x 10'10" (3.68 m x 3.30 m) Double glazed window to the side, range of fitted wardrobes to 1 wall, wall light points, radiator, door to ensuite

Ensuite Tiled shower enclosure with drenching shower head and wall mounted controls, wc, wash basin with mixer tap and cupboard under, Velux roof light and chrome heated towel rail, tiled flooring

Bedroom 2 12'2" x 9'3" (3.71 m x 2.82 m) Double glazed window to the rear, range of built in wardrobes to one wall, radiator

Bedroom 3 13'7" x 9'2" (4.14 m x 2.79 m) Double glazed window to the rear, radiator

Bedroom 4 9'10" x 8'7" (3.00 m x 2.62 m) Double glazed window to the front, radiator

Family bathroom White suite comprising, sink with mixer tap and cupboard under, wc, panel bath with tiled shower screen with drenching shower head and wall controls, tiled flooring, Velux and chrome heated towel rail

Outside The rear garden measures 45 x 20 and is thoughtfully laid out in a series of 'rooms' providing area for alfresco dining along with a kitchen area and seating with a brick chimney stack with chrome flue and wood burning stove, there is a lawn area and extensive patio with raised flower and shrub beds in raised timber planters. There is a personal door to the GARAGE measuring 16'9 x 11'1 with remote controlled roller door with power and light. The gravelled driveway at the front of the house offers parking for approx. three cars and there is a timber shed to remain



Tenure The property is freehold

Council Tax Band E

Viewing By Arrangement with Pocock + Shaw

01223 322552

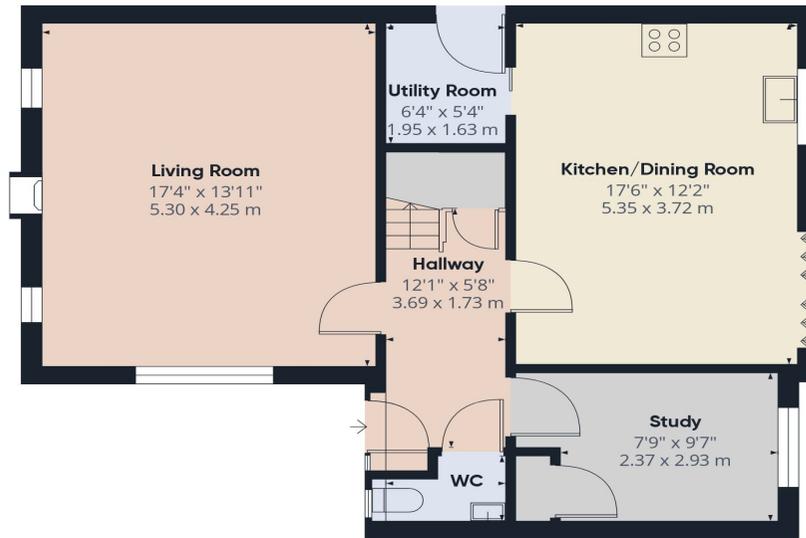
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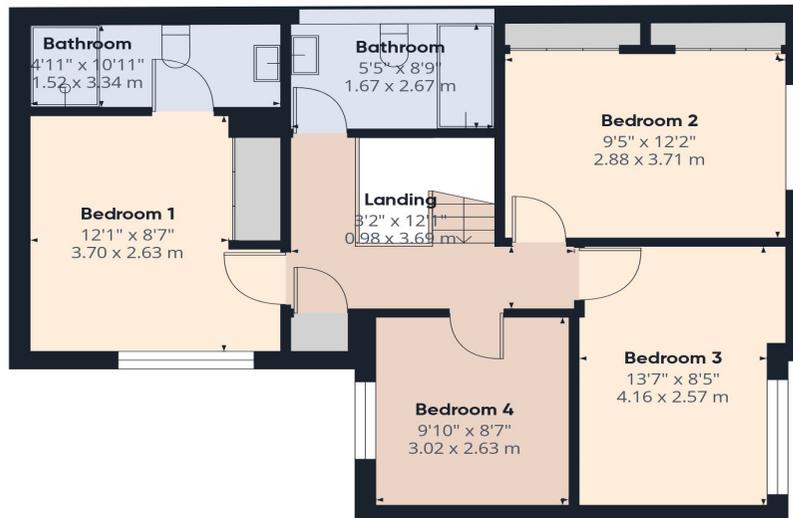
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1338 ft²

124.3 m²

Reduced headroom

2 ft²

0.2 m²

| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 82 |
| (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

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