



Groves Way, Cottenham
CB24 8BG

Pocock+Shaw

11 Groves Way
Cottenham
Cambridge
Cambridgeshire
CB24 8BG

A detached three bedroom family home, immaculately presented, close to the village primary school and open countryside. With ample off road parking, single garage and detached home studio/ office.

- Reception hall
- Cloaks WC
- Sitting room
- Kitchen dining family room
- Three well proportioned bedrooms
- En suite shower room to master bedroom
- Family bathroom
- Detached home studio/ office.
- Single garage

Offers in region of £475,000



Built in 2022, a superbly presented detached home, with a number of lovely features, including high ceilings and a detached home office/ studio. The village centre is a short walk away, with a highly regarded primary school and several shops, doctors surgery and Post Office.

Ample off road parking and single garage.

Leaded light glazed entrance door

Reception hall Stairs rising to the first floor with cupboard beneath. Radiator, door to:

Cloaks WC Fitted suite with wall mounted wash basin, close coupled WC, window to the front, radiator.

Sitting room 15'1" x 11'5" (4.60 m x 3.48 m) A well appointed room, with windows to the front and side, two radiators.

Kitchen/ Dining Family Room 18'8" x 12'1" (5.69 m x 3.68 m) Extremely well fitted range of shaker style units set under a contrasting work surface, inset one and a quarter bowl single drainer sink unit with mixer tap. Continuation of work surface with base units, integrated dish washer, inset stainless steel four burner gas hob and matching AEG double oven. Canopy extractor. Matching range of wall mounted cupboards. Integrated fridge and freezer. Single built in cupboard with space and plumbing for washing machine. Double French doors, with large glazed side panels opening to the rear garden.

First floor landing Window to the side, single airing cupboard housing wall mounted Worcester combi boiler. Radiator and access to loft space (fitted loft ladder to part boarded loft space, providing additional storage space).

Bedroom one 11'10" x 11'7" (3.61 m x 3.53 m) Window to the front, radiator. Door to:

En-suite shower room Fitted suite with wall mounted wash basin, close coupled WC and double shower. Part ceramic tiling, window to the side, heated towel rail/ radiator.

Bedroom two 11'7" x 11'4" (3.53 m x 3.45 m) Window to the rear, radiator.

Bedroom three 11'7" x 7'2" (3.53 m x 2.18 m) Window to the rear, radiator.

Bathroom Fitted suite white suite with wall mounted wash basin, close coupled WC and bath, fitted shower above. Part ceramic tiling, window to the front, heated towel rail/radiator. Single built in over stairs cupboard.

Outside To the front there is an open plan lawned garden, shrub border, and paved pathway. Tarmacadam driveway providing off road parking for two cars, leading to:

Single garage Single up and over door, power and light connected, eaves storage, door to rear garden.

Rear garden A well landscaped garden with patio and pathway. Central lawn area. Gravelled path to:

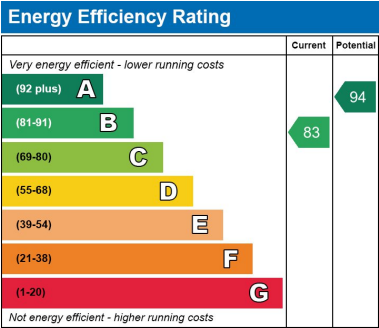
Office /home studio 9'2" x 8'3" (2.79 m x 2.51 m) Sealed unit double glazed Bi-Fold door and picture front window, window to the rear. Power and light connected.

Services All mains services are connected

Tenure The property is Freehold.
Management/maintenance charge £TBA

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

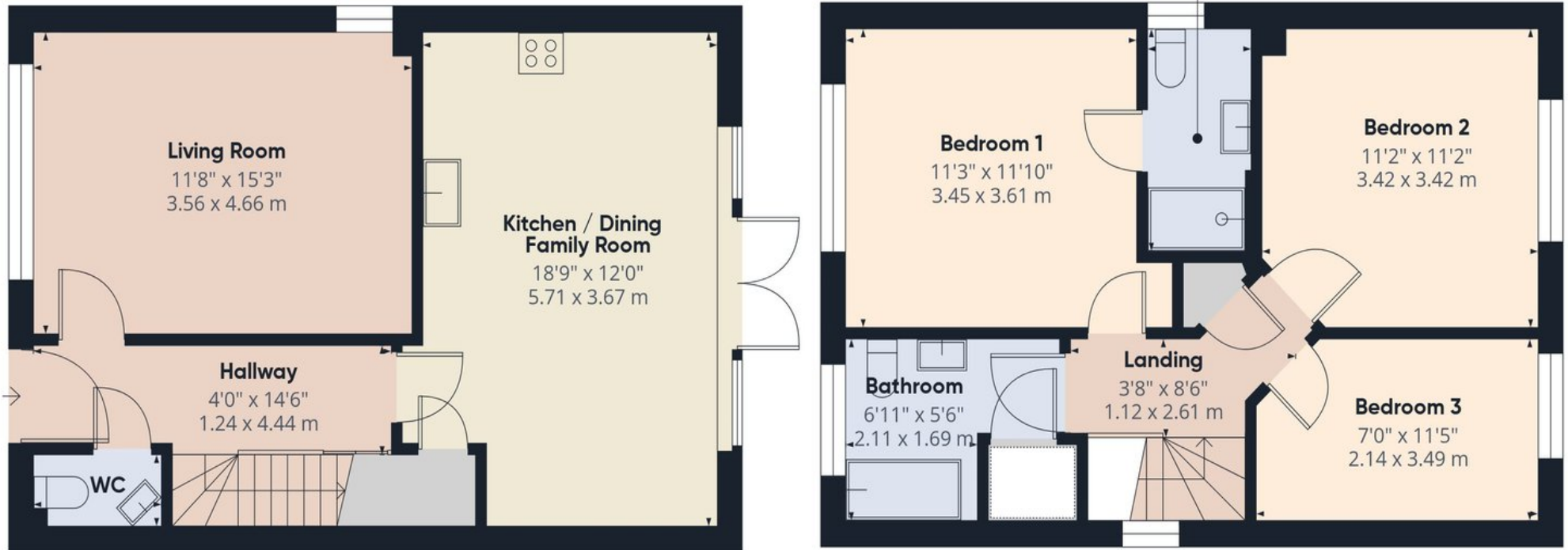




Approximate total area

985 ft²

91.5 m²



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