



26 Dunstal Field
Cottenham, Cambridgeshire CB24 8UH
Guide Price £650,000

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A superb opportunity to purchase a detached family home standing at the end of this quiet cul-de-sac and enjoying sizeable gardens and delightful aspect to rear overlooking an open field.

Cleverly extended and offering light and airy accommodation, this impressive property offers generous size rooms throughout including spacious reception hall, refitted shower room, living room, dining room, conservatory, kitchen, utility room, four good size bedrooms and a refitted shower room.

Externally the property offers a delightful mature garden garage facilities and additional off road parking.

No chain and viewing is recommended.

Council Tax: E
EPC: D

Accommodation Details

Entrance Hall

A bright and inviting space with windows to the front and side aspects, staircase rising to the first floor, storage cupboard, radiator, doors to:

Shower Room

2.29m x 1.55m (7'6 x 5'1)

Comprising low level WC, hand wash basin built in to vanity storage surround and quadrant shower with glass screen enclosure, obscured windows to the front and side aspects.

Living Room

6.38m x 3.96m (20'11 x 13'0)

TV aerial connection point, alcove storage area with exposed brick pillar, radiators, windows to the front and rear aspects, French style doors opening out onto the rear garden and part glazed doors leading through to:

Dining Room

4.57m x 3.63m (15'0 x 11'11)

Timber ceiling beams and panelled walls, ample space for a dining table and chairs, radiators, windows to the front aspect, side door to garden, sliding patio doors leading to:

Conservatory

2.95m x 2.64m (9'8 x 8'8)

A delightful space with views over the rear garden, connected to power and lighting, windows to both sides and rear aspects, French style doors opening out onto the rear garden.

Kitchen

4.37m x 2.64m (14'4 x 8'8)

Fitted with a range or wall mounted and base level storage cabinets with working top surfaces over, one and a half bowl stainless steel sink with drainer and mixer tap, built-in eye level double oven, electric hob with extractor above, space for freestanding fridge/freezer, space for dishwasher, tiled splashbacks, wall mounted boiler, storage cupboard, tile effect flooring, radiator, window to the rear aspect, door to:

Utility Room

6.05m x 4.19m (19'10 x 13'9)

Fixed wall units, space and plumbing for washing machine, space for tumble dryer, working top surface over, quarry tiled flooring, window to the side aspect, door to the side aspect leading out to the front of the property, further door opening out onto the rear garden.

FIRST FLOOR

Landing

Airing cupboard, doors and access to:

Bedroom 1

4.57m x 3.63m (15'0 x 11'11)

Accessed via bedroom 3, triple aspect room with windows to the front and back and a box bay window to the side aspect, radiator.

Bedroom 2

3.56m x 3.18m (11'8 x 10'5)

With window to the rear aspect, radiator.

Bedroom 3

With window to the front aspect, radiator, access to bedroom 1.

Bedroom 4

3.43m x 2.11m (11'3 x 6'11)

With window to the rear aspect, radiator.

Shower Room

2.51m x 2.26m (8'3 x 7'5)

Suite comprising low level WC, pedestal hand wash basin and walk in shower with glass screen enclosure, part tiled walls, obscured window to the side aspect.

Outside - Front

Well kept frontage laid to lawn with flower beds, bushes and trees, pathway to entrance door, paved driveway leading to garage.

Outside - Rear

Beautifully presented rear garden with views over fields, laid mainly to lawn with an array of decorative flowers, plants and trees, pond and patio areas.

Garage

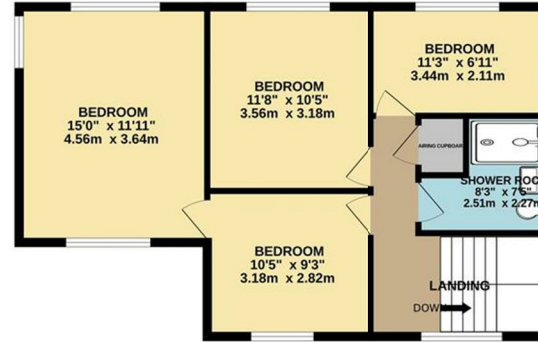
5.41m x 2.74m (17'9 x 9'0)

With up and over door, connected to power and lighting, pedestrian door access to rear garden.

GROUND FLOOR
1051 sq.ft. (97.6 sq.m.) approx.



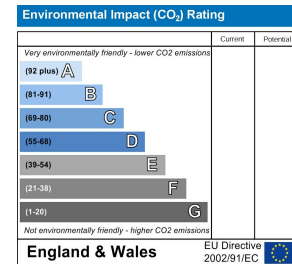
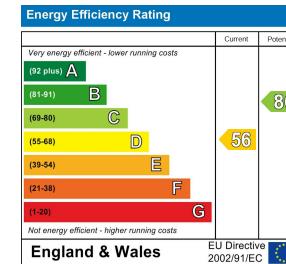
1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



26 DUNSTAL FIELD

TOTAL FLOOR AREA : 1684 sq.ft. (156.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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