



Dunstal Field, Cottenham  
CB24 8UH

**Pocock+Shaw**

18 Dunstal Field  
Cottenham  
Cambridge  
CB24 8UH

A beautifully presented and extended four bedroom home, completed to the highest standard, set in this sought after cul de sac close to the village centre. The development has a private shared play field which all residents can use freely.

- Extended detached family home
- Sought after residential location
- 4 bedrooms
- Stunning kitchen/dining room
- Stylish family bathroom and ground floor shower room
- Double glazed and gas central heating
- Ample parking and garage
- Fitted utility room
- Attractive rear garden
- Approx. 1488 sq ft

Offers in region of £595,000



A four bedroom family home that has been significantly extended and updated to the highest standard by the present sellers. Offering extremely spacious and beautifully presented accommodation, including a stunning luxury kitchen family room, sitting room with open fire, and study. Four well proportioned bedrooms and refitted first floor bathroom.

Dunstal Field is located just off the Histon Road, with the various shops and highly regarded primary a short walk away.

#### Glazed entrance door:

**Reception hall** Stairs rising to the first floor, radiator, light oak effect flooring, built in under stairs storage cupboard. Coved cornice, door to:

**Cloaks WC** Refitted suite with impressive decorative ceramic wall tiling, counter set wash basin with drawer and cupboard base unit, close coupled WC and corner shower, with glazed door, heated towel rail radiator, window to the front.

**Sitting room** 21'1" x 10'10" (6.43 m x 3.30 m) Window to the front, coved cornice and double radiator, feature open fireplace with decorative tiled surround and marble hearth. Opening to:

**Kitchen family room** 22'1" x 18'7" (6.73 m x 5.66 m) An impressive open room, with full volume ceiling, four velux roof lights, window to the rear and bi fold doors to the rear garden.

Fitted shaker style units set under a quartz work surface, set to two walls, with matching base units, inset double bowl stainless steel sink units and fitted mixer tap. Integrated dishwasher, AEG 5 ring induction hob, matching double ovens beneath. Full height double larder unit, feature large central island unit with quartz top, integrated wine fridge, integral breakfast bar, and base units beneath. Two double radiators. Recessed spotlights to ceiling. Door to study, Open to inner hall, door to Utility room.

**Study/playroom** 12'11" x 11'2" (3.94 m x 3.40 m) Oak effect flooring, double patio doors to the rear garden, radiator. Recessed spotlights to the ceiling.

**Utility room** 7'0" x 6'10" (2.13 m x 2.08 m) Fitted worksurface with inset single drainer stainless steel sink

unit with mixer tap, single base unit, space and plumbing for washing machine and tumble drier. Ceramic tiled splashback, door to lobby, door opening to garage and side porch area.

**Half landing** Window to the front.

**Landing** Gallery area, coved cornice, central heating and hot water control.

**Bedroom one** 11'5" x 10'4" (3.48 m x 3.15 m) Window to the rear, radiator and coved cornice.

**Bedroom two** 10'5" x 9'1" (3.17 m x 2.77 m) Window to the front, radiator and coved cornice.

**Bedroom three** 11'3" x 6'10" (3.43 m x 2.08 m) Window to the rear, radiator and coved cornice.

**Bedroom four** 10'9" x 6'11" (3.28 m x 2.11 m) Window to the front, radiator and coved cornice.

**Bathroom** Luxury refitted white suite with vanity wash basin, double cupboard beneath, enclosed cistern WC and bath with fitted mixer tap and shower above. Ceramic tiled floor, window to the side, extractor fan.

**Outside** To the front, there is a good sized lawned area, with drive way leading to an attached single garage. Gated pedestrian side access.

**Garage** 17'3" x 9'1" (5.26 m x 2.77 m) Single up and over door, power and light connected, courtesy door to utility room.

**Rear garden** A good sized rear garden, with main lawn, timber decked area, and adjacent gravel play area. Hedge to side and rear boundaries. Gated pedestrian side access.

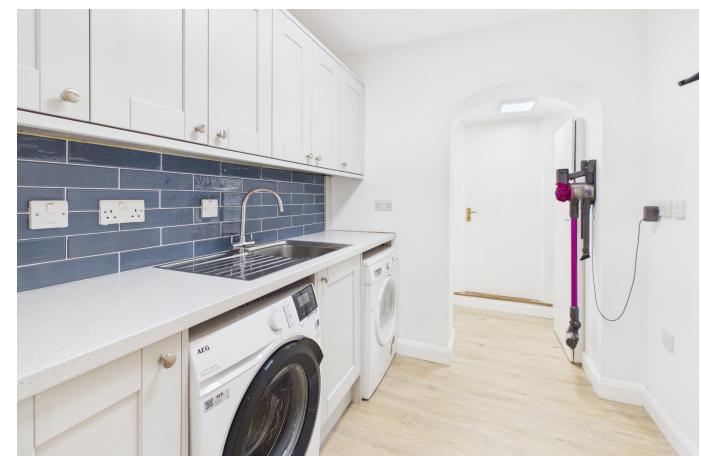
**Services** All mains services are connected.

**Tenure** Freehold. Access to communal playing field.

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw







#### Approximate total area

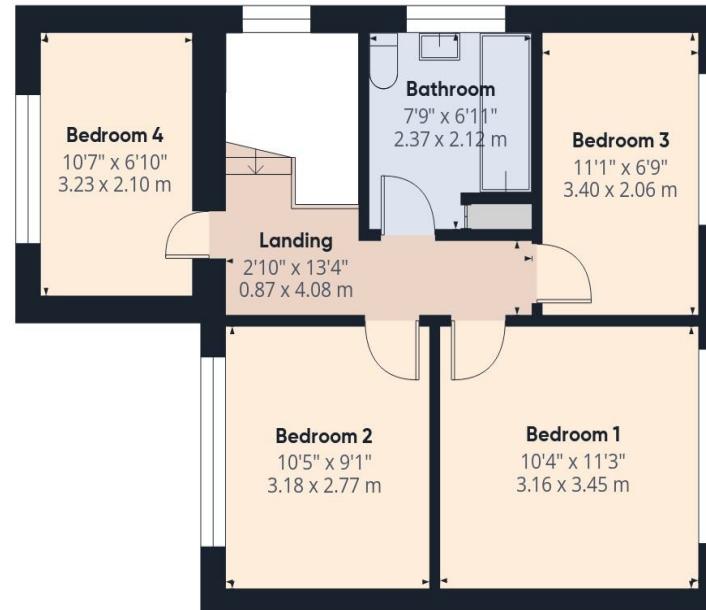
1519 ft<sup>2</sup>

141.1 m<sup>2</sup>

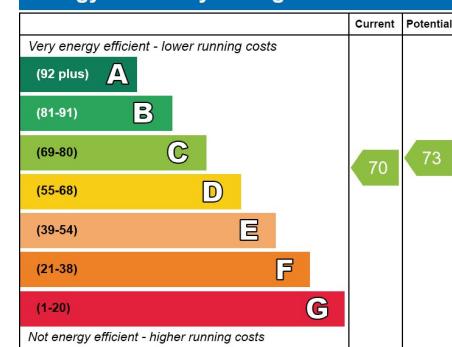
#### Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>



#### Energy Efficiency Rating



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