

Histon Road, Cottenham
CB24 8UF

Pocock + Shaw

15 Histon Road
Cottenham
Cambridge
Cambridgeshire
CB24 8UF

A charming detached three bedroom cottage situated close to the Village Green and shops. Offered in superb condition throughout with many unique features. Attractive well maintained cottage style rear garden and off road parking.

- Entrance lobby
- Well fitted Kitchen
- Dining area
- Sitting room with wood burning stove
- Lobby/study area
- Ground floor bathroom
- Garden room with utility area
- Three double bedrooms
- En-suite between bed 1 and 2
- Off road parking

Offers in region of £425,000









A superbly presented and charming detached cottage, ideally located close to the heart of the village and main Village Green. With a number of shops and general amenities all a short walk away, along with the highly regarded Village College and primary school.

The property hosts a number of unique features with flexible living accommodation. Three reception rooms and three double bedrooms. Fitted kitchen and charming cottage style rear garden.

Part glazed entrance door to

Entrance hall Built in meter cupboard, recessed spotlights to the ceiling, porcelain tiled floor, radiator, bulls glass feature to one wall, door to:

Kitchen/ Dining Room 15'11" x 11'6" (4.87 m x 3.51 m)

Dining Area Timber open tread stairs rising to the first floor, window to the front aspect, radiator, opening to:

Kitchen Superbly fitted range of shaker style units set under an oak work surface. Inset white single drainer sink unit, single base unit, and integrated dishwasher. Continuation of work surface with inset stainless steel four burner gas hob, fitted Neff stainless steel eye level oven and integrated fridge-freezer. Matching wall mounted cupboards and fitted extractor fan

Family room 12'11" x 7'5" (3.95 m x 2.28 m) Window to the front, radiator, oak Bi Fold doors opening to :

Sitting room 10'7" x 11'8" (3.23 m x 3.58 m) Double French doors to the rear garden, double radiator, feature wood burning stove on a stone hearth with Oak bressumer.

Rear lobby/ Study area 5'11" x 6'11" (1.80 m x 2.11 m) Recessed spotlights to ceiling, radiator, door to utility room and door to:

Bathroom Fitted white suite, vanity wash basin with double cupboard beneath, close coupled WC and bath, corner tiled shower cubicle, stainless steel radiator towel rail. Part ceramic tiling to the walls and floor.

Garden room with utility area 10'6" x 7'9" (3.20 m x 2.36 m) A very useful and versatile room, making a lovely study/garden room with door to the rear garden and window to the rear. Fitted worksurface with concealed circular stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Radiator.

First floor landing Access to loft space. Timber doors to bedrooms.

Bedroom one 11'7" x 9'1" (3.55 m x 2.77 m) A well appointed room with windows to the front and side, double radiator, double fitted wardrobe to one wall and double fitted wardrobe and airing cupboard to opposing wall. Steps to:

Shared en-suite Fitted white suite with pedestal wash basin, close coupled WC, tiled corner shower cubicle. Radiator and window to the rear, door to bedroom two:

Bedroom two 15'6" x 7'0" (4.75 m x 2.13 m) Two windows to the rear, radiator.

Bedroom three 10'11" x 12'2" (3.33 m x 3.72 m) Windows to the front and side aspect, radiator.

Outside To the side of the property there is a gravelled driveway providing off road parking. Gated pedestrian access to:

Cottage style enclosed rear garden Attractive, well maintained and beautifully presented garden area, with main decked patio area, timber sleepers with stone edging. Paved pathway, well stocked flower and shrub borders, further gravelled area. Large timber framed feather edge shed on brick plinth and weather boarded shed/ store.

Services All mains services are connected.

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw












MAN



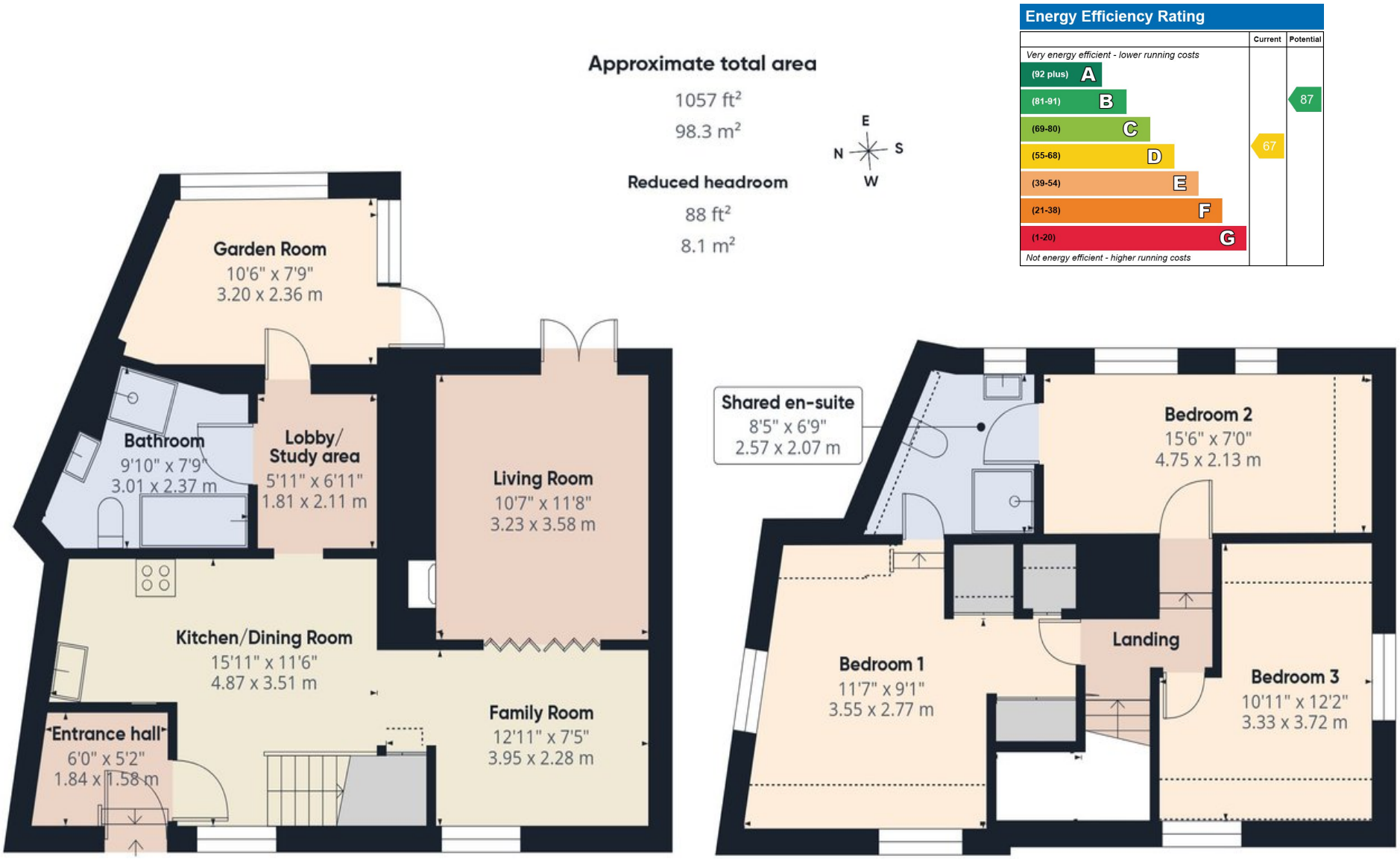





NICE
OR
LEAVE







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

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