



Peacock Close, Cottenham  
CB24 8BA

Pocock+Shaw



12 Peacock Close  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8BA

A beautifully presented three-bedroom detached family home situated in a small private cul de sac on this sought after new development. The village centre is just a short walk away, offering a wide range of shops and amenities, including a Post Office, Co-op, doctor's surgery, highly regarded primary school and Village College.

- Entrance hall with high ceilings
- Sitting room with bay window
- Impressive full width kitchen/family room with French doors to the garden
- Utility room
- Cloaks WC
- Landing
- Three double bedrooms
- Walk through dressing area to Primary
- Luxury en-suites to all bedrooms
- Good sized rear garden
- Off road parking and single garage

Offers in region of £550,000





A very well presented detached three bedroom "lifestyle" home, situated in a small private cul de sac on this sought after new development. Being just a short walk away from open countryside, the highly regarded village college, primary school and a number of shops on the High Street including a post office and doctors surgery.

The property offers well-planned accommodation finished to a high specification with high internal ceilings throughout. It features a heritage-style façade, complete with tiled bay windows, overhanging hipped roof and charming gallows brackets.

**Tiled canopy porch** Part glazed entrance door to:

**Reception hall** Stairs rising to the first floor, radiator, door to:

**Sitting room** 17'9" x 10'9" (5.41 m x 3.28 m) Bay window to the front, radiator.

**Kitchen / family room** 21'8" x 12'7" (6.60 m x 3.84 m) An impressive and universal family space, with double French doors and glazed side panels overlooking the rear garden, integral blinds. Luxury fitted Shaker style kitchen, with contrasting work surface, inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap. Range of base units, with Siemens integrated dishwasher and fridge freezer. Matching wall mounted cupboards. Stainless steel Siemens four burner gas hob and double eye level oven, canopy extractor above. Built in under stairs storage cupboard. Door to:

**Utility room** 6'8" x 5'8" (2.03 m x 1.73 m) Door to the side, work surface with space and plumbing for washing machine. Door to:

**Cloaks WC** Fitted white suite with wall mounted wash basin and close coupled WC. Ceramic tiling to the walls in part, window to the side.

**First floor landing** Single airing cupboard with hot water cylinder. Single storage cupboard, access to loft space.

**Bedroom one** 14'3" x 11'0" (4.34 m x 3.35 m) Bay window to the front, radiator, opening:

**Walk through dressing area** 7'6" x 6'7" (2.29 m x 2.01 m) Double fitted floor to ceiling mirror fronted wardrobes. Door to:

**En-suite bathroom** Luxury white suite with vanity wash basin, close coupled WC and bath. Double walk in shower, with Aqualisa shower. Part ceramic tiling to the walls. Heated towel rail radiator, extractor fan, window to the side.

**Bedroom two** 10'8" x 10'7" (3.25 m x 3.23 m) Window to the rear, double fitted wardrobe to one wall, door to:

**En-suite shower room** Luxury white suite with wall mounted wash basin, close coupled WC and double Aqualisa shower. Part ceramic tiling to the walls. Heated towel rail radiator, extractor fan, window to the side.

**Bedroom three** 10'8" x 9'7" (3.25 m x 2.92 m) Luxury white suite with wall mounted wash basin, close coupled WC and double Aqualisa shower. Part ceramic tiling to the walls. Heated towel rail radiator, extractor fan, window to the side.

**Outside** To the front there is an open plan lawn area, gated pedestrian access to the rear garden, tarmacadam driveway providing off road parking for two or three vehicles, leading to:

**Semi integral garage** 19'4" x 9'9" (5.89 m x 2.97 m) Single up and over door.

**Rear garden** A good sized garden, with paved pathway and patio. Timber fencing to the side and rear boundaries, central lawn.

**Services** All mains services are connected

**Tenure** The property is Freehold. Maintenance charge for communal areas £256.62 per annum.

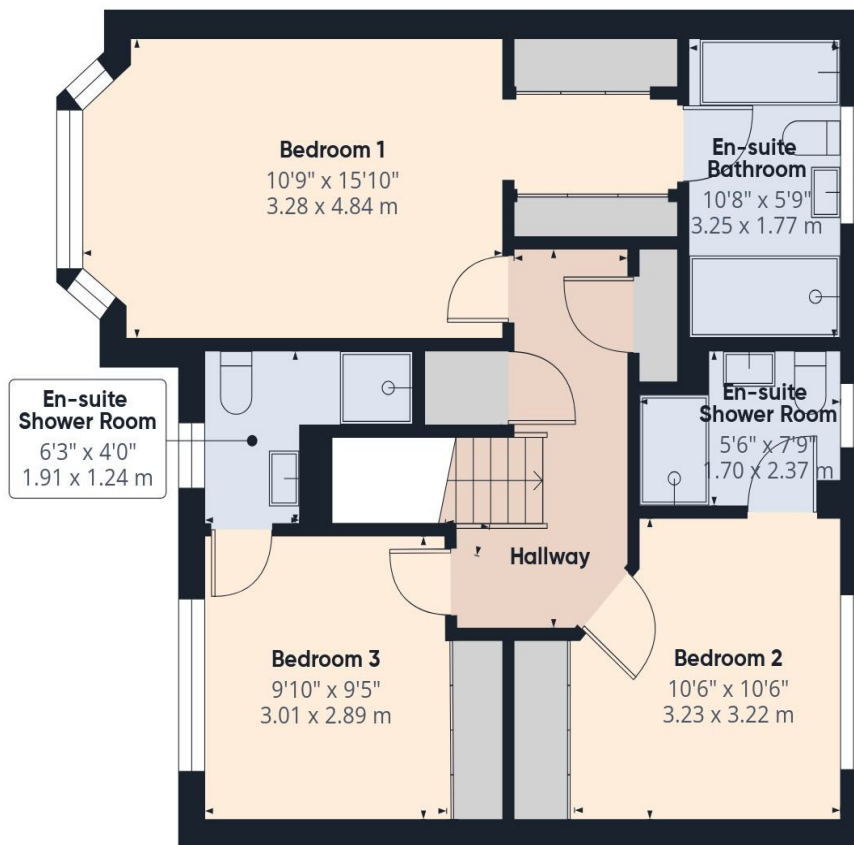
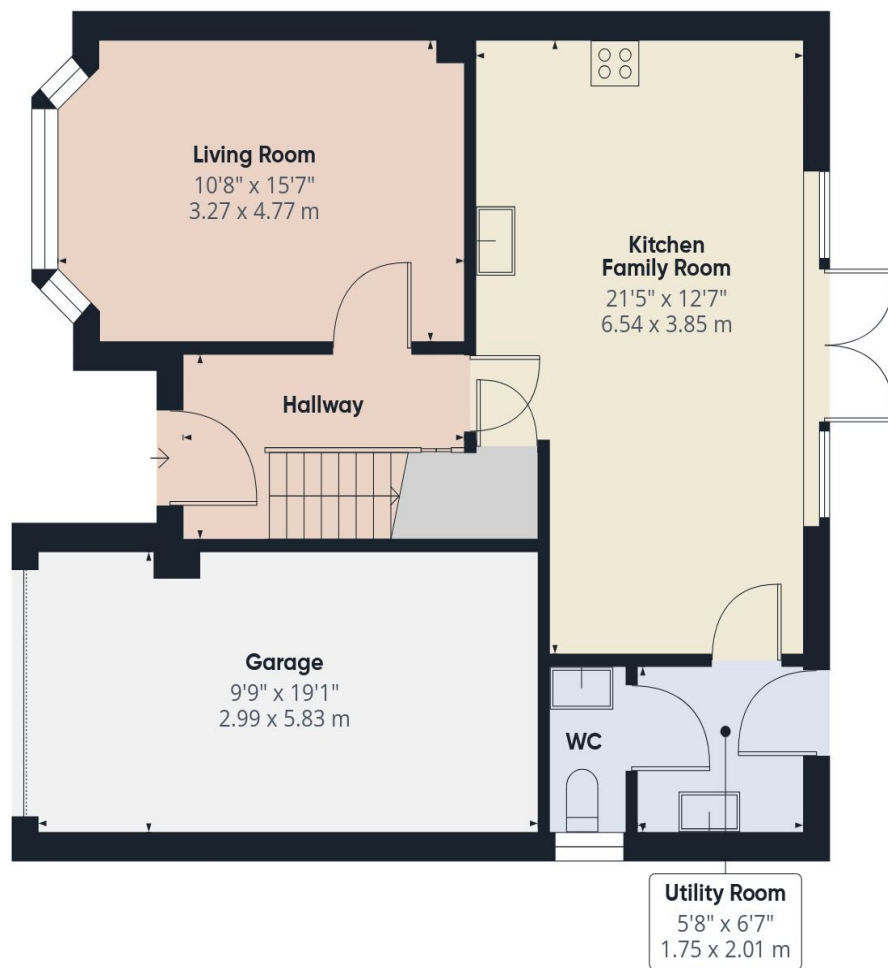
**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw









**Approximate total area**

1399 ft<sup>2</sup>

129.8 m<sup>2</sup>

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**