



Margett Street, Cottenham, Cambridge  
CB24 8QY

**Pocock + Shaw**

39 Margett Street  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8QY

An individual detached four bedroom home with extended kitchen family room in this popular road, just off the High Street. With an enclosed rear garden, off road parking and solar panels with battery storage.

- Porch and entrance hall
- Cloaks WC
- Fitted kitchen family room
- Sitting room with wood burner
- Dining room
- Utility room
- Four bedrooms
- Family bathroom and en-suite shower room
- Solar panel with battery storage

Offers in region of £475,000



Located in this popular road just off the High Street, a detached four bedroom home with an impressive extended kitchen family room, sitting room with wood burner, and dining room. First floor bathroom and en-suite shower wet room to the main bedroom. Cottenham village is just over seven miles north of Cambridge, which offers two mainline railway stations. Within the village there are several small shops, including a Co-op and post office.

**Entrance door** Glazed side panel.

**Hall** Radiator, stairs rising to the first floor, coved cornice.

**Cloaks WC** Fitted white suite with wall mounted wash basin, enclosed cistern WC, heated towel rail radiator and recessed spotlights to the ceiling.

**Sitting room** 17'11" x 11'11" (5.46 m x 3.63 m) Window to the front and Bi-fold doors to the rear garden. Feature wood burning stove with slate hearth. Beech effect flooring, two radiators, coved cornice.

**Dining room** 10'9" x 9'10" (3.28 m x 3.00 m) Window to the rear, radiator and coved cornice. Beech block affect flooring.

**Kitchen Family room** An impressive room with part full volume ceiling. Fitted kitchen with soft open/close units. Contrasting granite work surface, inset stainless steel sink unit and mixer tap, inset Miele four burner induction hob, and matching Miele double oven, matching wall mounted cupboards, and canopy extractor. Ceramic tiled floor, windows to the side, and triple fold doors opening to the decked patio. Recessed spot lights to the ceiling.

**Utility room** 6'7" x 5'9" (2.01 m x 1.75 m) Worksurface with one and a half bowl stainless steel sink unit, space and plumbing for washing machine. Matching wall mounted cupboards and door to the side.

**First floor landing** Single airing cupboard housing Combi boiler. Window to the front, radiator access to loft space, beech effect flooring.

**Bedroom one** 15'0" x 10'9" (4.57 m x 3.28 m) Window to the rear, radiator, door to:

**Shower wet room** Fitted white suite with vanity wash basin, cupboard beneath, enclosed cistern WC, heated towel rail radiator and recessed spotlights to the ceiling. Ceramic tiling to the floor and shower area. Window to the side.

**Bedroom two** 11'11" x 10'9" (3.63 m x 3.28 m) Window to the rear, radiator and beech effect flooring.

**Bedroom three** 10'4" x 6'9" (3.15 m x 2.06 m) Window to the front, radiator Fujitsu air conditioning unit.

**Bedroom four** 10'9" x 7'0" (3.28 m x 2.13 m) Window to the rear, radiator.

**Bathroom** Fitted white suite with wall mounted wash basin, cupboard beneath, enclosed cistern WC, heated towel rail radiator, bath and ceramic tiling to the floor and walls. Window to the front.

**Outside** To the front there is a blocked paved forecourt providing off road parking for two or three vehicles, gated pedestrian side access.

**Garage/Store** 10'0" x 8'5" (3.05 m x 2.57 m) Single up and over door, power and light connected.

**Rear garden** Raised timber decked area, lawn and flower shrub borders with several mature shrubs.

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw





Pocock + Shaw

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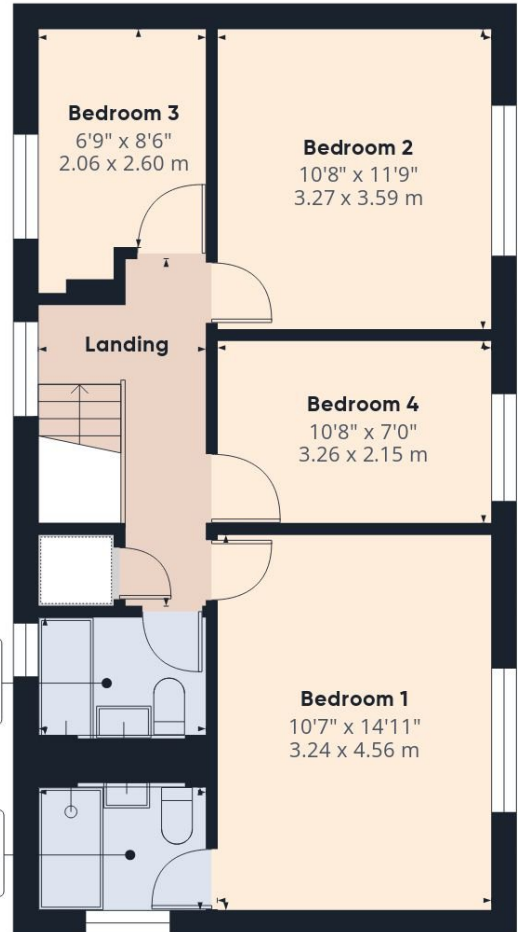


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		78	78



**Approximate total area**

1366 ft<sup>2</sup>  
126.9 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

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