



68 ROOKS STREET, COTTENHAM, CAMBRIDGE, CB24 8RB  
Guide Price £525,000

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A bespoke modern three bedroom detached family home with ensuite offering immaculate and well-planned modern living in this established location with a double garage and ample parking just north of Cambridge.



Cottenham surrounded by open countryside and walks, lies about four miles north of Cambridge and ten miles southwest of Ely with good access onto the M11 motorway and A14 with the nearby Guided Busway, linking the Cambridge Science Park and Cambridge North Station. One of the largest villages in Cambridgeshire with the longest High Street and a range of properties, from thatch cottages to modern town houses, facilities include two doctors' surgeries, a dental surgery, a chemist, two mini supermarkets, a post office, newsagents, library, Indian restaurant and excellent community coffee shop. A primary school is situated on Lambs Lane whilst Cottenham Village College provides secondary education and a wide range of recreational community facilities.

- Three good bedrooms - Master with vaulted ceiling, Velux window and an ensuite shower room.
- First floor family bathroom.
- Spacious light hallway.
- Generous kitchen open to the family room and dining room.
- Bay windowed sitting room
- Landing/study area.
- gas radiator central heating, underfloor heating and double glazed windows and doors.
- Long driveway, shared with the neighbouring cottage.
- Double garage, with planning permission to convert and ample parking.
- Enclosed rear private garden.
- Well-presented and maintained throughout.
- Sought after non-estate location.

**Ground Floor** Spacious and light welcoming hallway with stairs off, built in coat cupboard and useful understairs storage cupboard.

**Cloakroom/Utility** With WC, Baxi boiler, plumbing and space for an appliance, tiled flooring, extractor fan, side facing frosted window.

**Sitting Room** With front bay window and side window, continued wooden flooring from the hallway.

**Kitchen** Open to the living/family area and dining room.

Comprising a good number of gloss fronted cupboard units with a dark work top, and tiled splashback, one and a half bowl sink and drainer, five ring gas hob and oven with extractor hood over, concealed fridge and freezer, pull out larder storage cupboard, tiled flooring, inset spotlights, triple aspect windows to the side, front and rear.

**Living/Family Area** The heart of this excellent family home, ideal for entertaining with a wooden floor and side window.

**Dining Room** With two sets of folding doors opening to the rear garden.

**First Floor** Galleried light and spacious landing/study area with a full height window, wooden flooring, loft access to the roof space and a built-in linen cupboard - ideal for a chair and book or desk.

**Master Bedroom** With Velux window and rear facing window, built in wardrobes along one wall and a feature vaulted ceiling.

**Ensuite** Comprising a fully tiled shower cubicle, wash handbasin, WC, frosted side window, inset spotlights, heated towel rail.

**Bedroom 2.** Another good double with front bay window, side window and two sets of built in wardrobes.

**Bedroom 3.** A third double with Velux window and feature triangular window.

**Bathroom** A white suite comprising a shower bath with shower over and screen, wash handbasin with vanity cupboard below, WC, frosted side window, spotlights, heated towel rail.

**Outside** A long driveway, with shared access with the neighbouring cottage, provides ample off road parking leading to a double garage, measuring 5.70m wide x 6.13m deep with twin doors, vaulted ceiling and side personal door - Note planning has been granted for the conversion of the existing garage to a home gym with shower, side extension to provide a new storage shed; SCDC ref.

22/05307/HFUL

The enclosed rear garden measures approx. 14m x 9m laid principally to lawn with light, tap and electric points and gated access to the driveway.

EPC being prepared.



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GROUND FLOOR



1ST FLOOR



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