



Brigham Close, Cottenham
CB24 8AZ

Pocock + Shaw

7 Brigham Close
Cottenham
Cambridge
Cambridgeshire
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Constructed in 2021, an immaculately presented two bedroom home, in a lovely cul de sac position, just a short walk from the village centre. With an enclosed rear garden and air-conditioned garden studio/home office

- Hall
- Sitting room
- Kitchen dining room
- Landing
- Two double bedrooms both with en-suite
- Enclosed rear garden
- Two parking spaces
- Air-conditioned garden studio/home office
- Cul de sac location

Offers in region of £340,000



Built in 2021, an immaculately presented two bedroom home in a lovely cul de sac position, just a short walk from the village centre, offering a highly regarded Primary school and Village College, Co-Op store, cafe and Doctors surgery.

The property has an enclosed rear garden and air-conditioned garden studio/home office.

Canopy storm porch

Glazed entrance door to:

Hall Radiator, door to:

Cloaks WC Fitted white suite with wall mounted wash basin and close coupled WC, radiator.

Sitting room 15'10" x 9'11" (4.83 m x 3.02 m) Window to the front, radiator, stairs rising to the first floor, with storage cupboard beneath.

Kitchen Dining room 14'1" x 7'9" (4.29 m x 2.36 m) Fitted range of units set under a granite effect work surface, with matching upstand. Inset one and quarter bowl single drainer stainless steel sink unit with mixer tap. Stainless steel four burner AEG gas hob and matching double oven, matching wall mounted cupboards with canopy extractor. Base units with integrated washing machine and fridge freezer. Window to the rear, double French doors to the rear garden.

Landing Access to loft space.

Bedroom one 8'8" x 12'0" (2.65 m x 3.67 m) Window to the front, range of fitted floor to ceiling wardrobes to one wall, radiator, door to

En-suite bathroom White suite with wall mounted wash basin, close coupled WC and bath, fitted shower above, shaver point, Heated towel rail radiator.

Bedroom two 11'2" x 10'4" (3.40 m x 3.15 m) Window to the rear, range of fitted mirrored floor to ceiling wardrobes to one wall, and further large over stairs storage cupboard, radiator, door to

En-suite shower room White suite with wall mounted wash basin, close coupled WC, and walk in shower, with ceramic tiling to the walls. Heated towel rail radiator, window to the rear.

Outside The property is set on a corner plot with gravelled border to the side, two parking spaces to the front, gated pedestrian access to an enclosed rear garden. Fully enclosed with timber fencing, patio area, cold water tap.

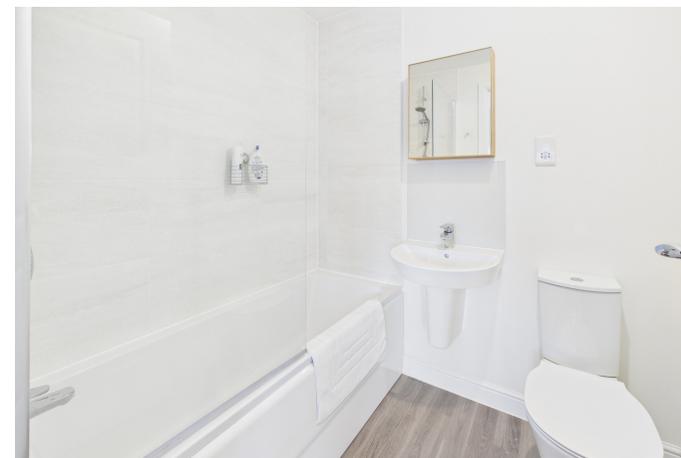
Garden studio/Home office 12'2" x 8'9" (3.71 m x 2.67 m) A detached and versatile space with double French doors and glazed side panels, opening to the garden and patio. Window to the side, electric panel heater, and air conditioning unit.

Services All mains services are connected.

Tenure The property is Freehold - there is an annual service/maintenance charge of £206.62 for maintenance of communal areas.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



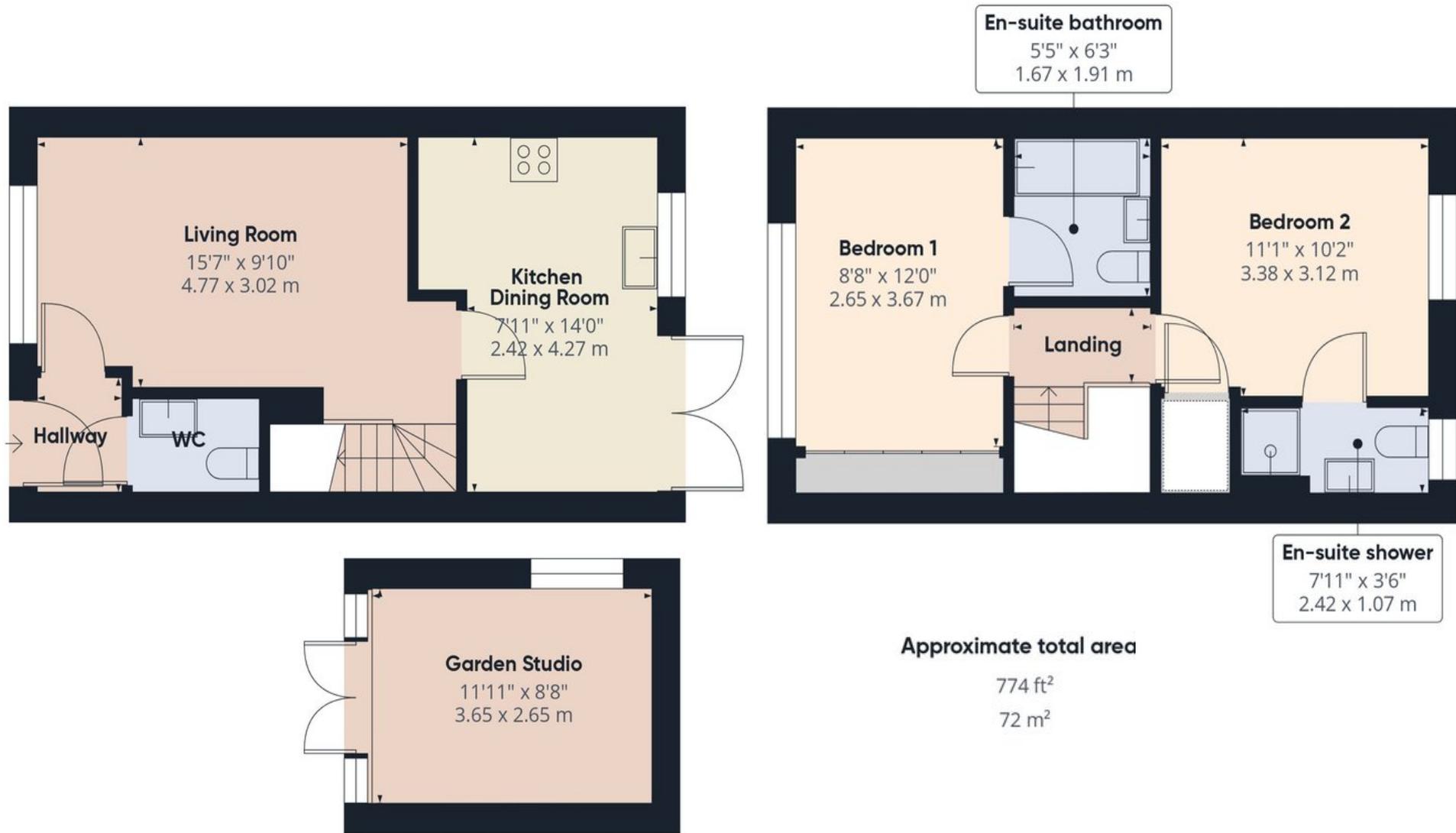
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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (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