



Pelham Close, Cottenham
CB24 8TY

Pocock + Shaw

31 Pelham Close
Cottenham
Cambridge
CB24 8TY

A very spacious, well proportioned and extended three/four bedroom home, in an end cul de sac position, just a short walk from the highly regarded primary school and Village College. With off road parking and an enclosed rear garden.

- Porch
- Hallway
- Large sitting dining room
- Study/bedroom four
- Refitted kitchen
- Utility room with cloaks WC
- Three bedrooms
- First floor bathroom
- Off road parking enclosed rear garden
- Electric vehicle charging point

Offers in region of £399,500



A very spacious and well proportioned three/four bedroom home in an end cul de sac position, just a short walk from the highly regarded primary school and Village College. The village offers a range of shops, doctors surgery, dentist and small Co-Op supermarket. With off road parking to the front and an enclosed rear garden. Refitted kitchen with utility room and refitted first floor bathroom.

Glazed entrance door to

Porch Picture window to the side, door to:

Living/Dining room 22'9" x 11'9" (6.93 m x 3.58 m) Picture window to the front, double sliding patio doors to the rear, two radiators, oak effect flooring, recessed spotlights to ceiling. Stairs rising to the first floor, with built in cupboard beneath. Door to:

Bedroom four/study 15'9" x 7'7" (4.80 m x 2.31 m) Window to the front, radiator.

Kitchen 10'4" x 7'10" (3.15 m x 2.39 m) Refitted range of gloss fronted units, with contrasting wood block effect work surface. Inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap. Range of base units, integrated dishwasher. Continuation of work surface with further base units, stainless steel four burner gas hob. Canopy extractor above. Stainless steel single oven. Matching range of wall mounted cupboards. Window to the rear, door to

Side lobby Window to the side, glazed door to the front, door to:

Utility room 6'1" x 4'6" (1.85 m x 1.37 m) Wall mounted wash basin, close coupled WC, space and plumbing for washing, window to the rear.

Landing Half landing with window to the side, main landing with single cupboard housing gas fired heating boiler. Access to insulated and partly boarded loft space.

Bedroom one 12'7" x 9'8" (3.84 m x 2.95 m) Two windows to the front, range of fitted wardrobes to one wall. Radiator.

Bedroom two 9'0" x 8'0" (2.74 m x 2.44 m) Window to the rear radiator.

Bedroom three 9'8" x 9'8" (2.95 m x 2.95 m) Picture window to the front, radiator.

Bathroom Refitted white suite with vanity wash basin, double cupboard beneath and enclosed cistern WC, bath with fitted shower above. Part ceramic tiled splash back, window to the rear, heated towel rail radiator. Wall mounted back lit mirror and recessed spotlights to the ceiling.

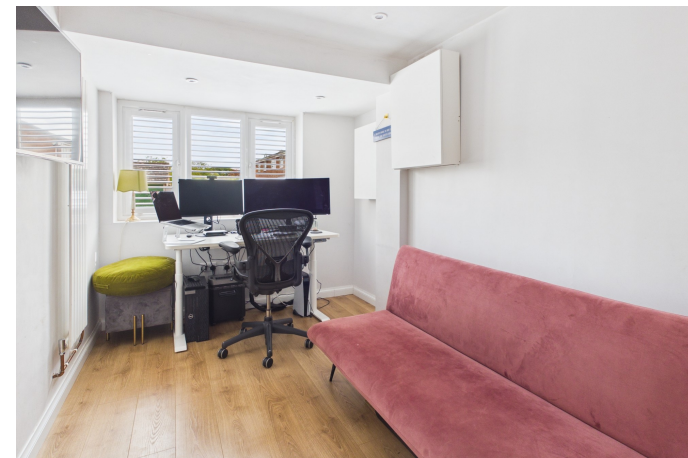
Outside To the front, there is a gravelled garden area with mature tree, off road parking space, gated pedestrian access to the rear. Electric vehicle charging point. An enclosed rear garden, with timber fencing to the side and rear boundaries, lawn and raised timber deck area. Outside cold water tap. Flower and shrub borders.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	72	78



Approximate total area

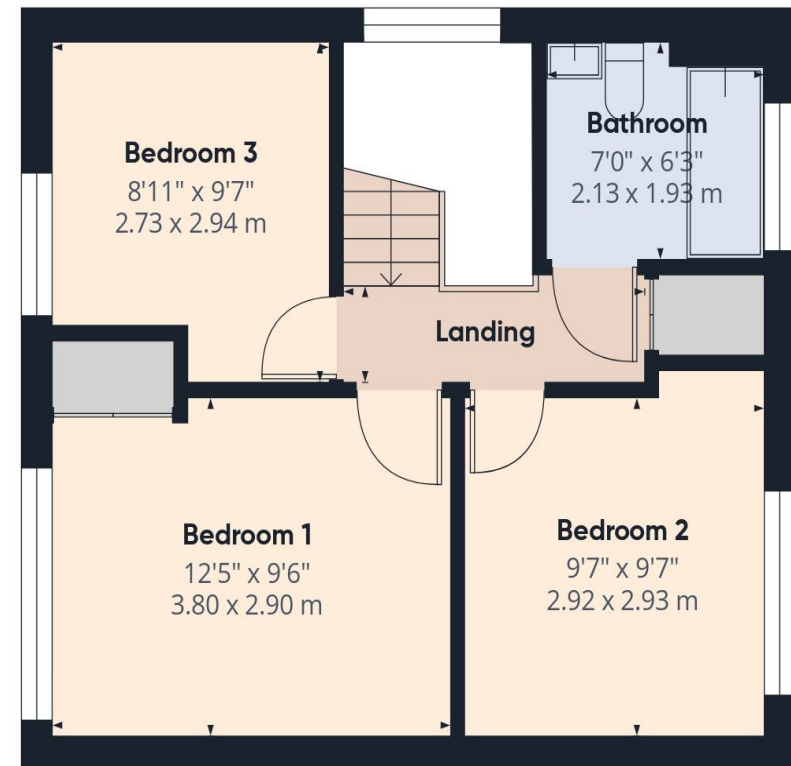
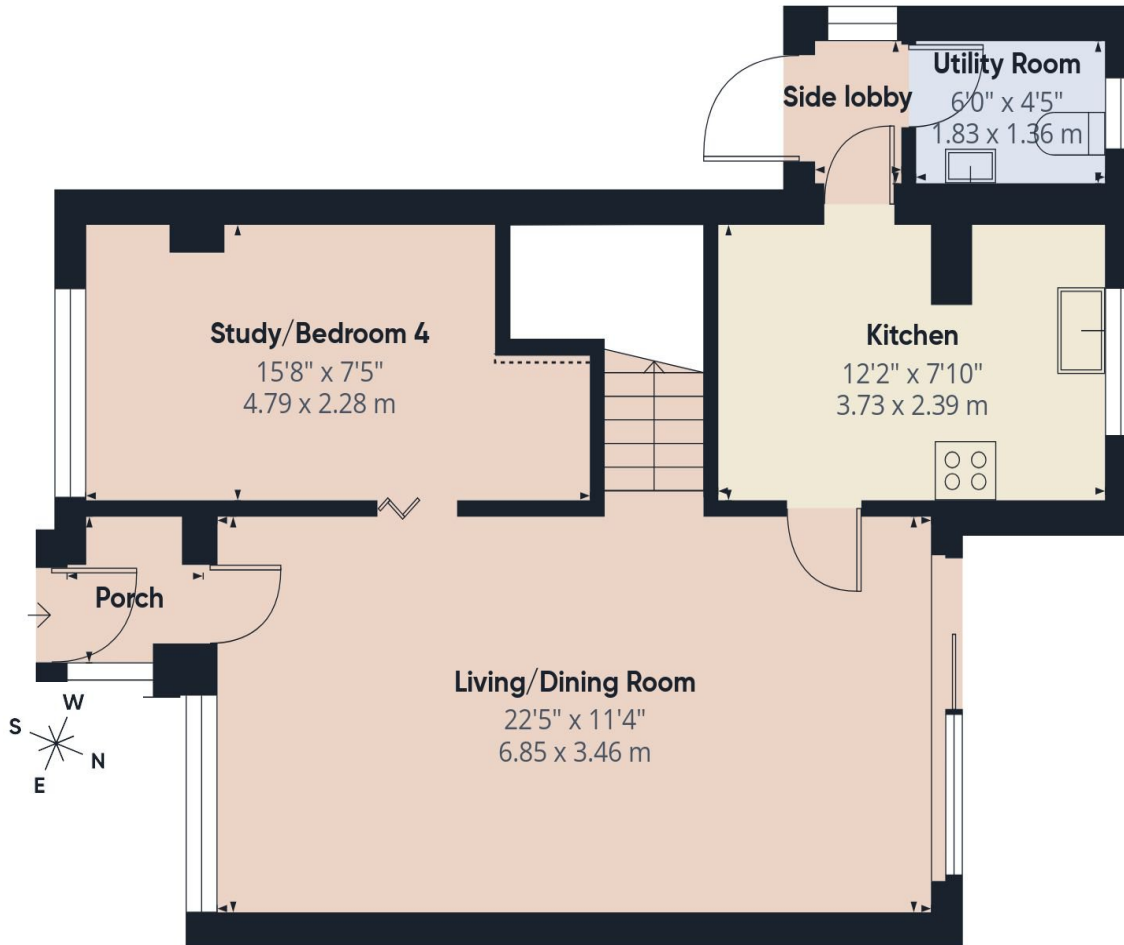
934 ft²

86.6 m²

Reduced headroom

1 ft²

0.1 m²



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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