



The Spinney, Cottenham  
CB24 8RN

Pocock + Shaw

3 The Spinney  
Cottenham  
Cambridge  
CB24 8RN

A large and impressive detached family home, ideally located on a large mature south facing plot, in this small private cul de sac off Broad Lane, close to the village centre. With four main reception rooms and four well proportioned double bedrooms.

- Reception hall with WC
- Sitting room with flame effect fireplace
- Dining room
- Family conservatory style family room
- Garden room
- Fitted kitchen with granite work surfaces
- Utility room
- Four double bedrooms
- En-suite and main family bathroom
- Double garage and south facing garden

Offers in region of £765,000



The Spinney is a very small private cul de sac just off Broad Lane, and in turn the High Street, close to the village centre. With the highly regarded Primary school and several shops just a short walk. This large and impressive detached family home is set on a lovely mature south facing plot. With four main reception rooms and four well proportioned double bedrooms. Ample parking to the front and double garage.

**Double glazed composite entrance door** Glazed full height side panels, opening to:

**Reception hall** A spacious entrance area with stairs rising to the first floor, built in cupboard beneath. Double doors opening to the family room and also sitting room.

**Cloaks WC** White suite with vanity wash basin, close coupled WC. Single storage cupboard.

**Sitting room** 23'11" x 13'8" (7.29 m x 4.17 m) Two windows to the front, and double sliding patio doors to the rear. Feature Charlton & Jenrick Opulus 16" electric fire with Farmington Stone surround and hearth. Three wall mounted radiators.

**Dining room** 13'5" x 10'10" (4.09 m x 3.30 m) Two windows to the front, coved cornice and two radiators. Archway to kitchen.

**Family Room** 16'2" x 10'7" (4.93 m x 3.23 m) Large windows to the rear (honeycomb blinds fitted to all) overlooking the garden. Coved cornice and radiator.

**Conservatory** 13'8" x 13'1" (4.17 m x 3.99 m) Timber framed set on a brick base. Sealed unit windows to the rear and side (Electric roof blinds and manual window blinds). Ceramic tiled floor, double French doors to the rear garden.

**Kitchen** 12'6" x 8'0" (3.81 m x 2.44 m) Range of quality light oak fronted units set under a granite work surface. Inset one and a half bowl sink unit with pull-Out spray mixer tap. Continuation of work surface, with space for range style cooker. Matching wall mounted cupboards. Space for dishwasher and fridge / freezer, ceramic tiled floor and splashback. Window to the rear, open to:

**Utility room** 9'0" x 5'2" (2.74 m x 1.57 m) Matching granite work surface and oak fronted units, inset ceramic single bowl sink unit, mixer tap, space and plumbing for washing machine, matching wall cupboards, and ceramic tiled floor. Large walk in cupboard with wall mounted gas fired heating boiler.

**Landing**

**Bedroom one** 13'7" x 13'1" (4.15 m x 3.99 m) Window to the front, radiator, door to:

**Shared en-suite** Fitted suite with pedestal wash basin, close coupled WC, corner tiled shower cubicle. Window to the front, radiator.

**Bedroom two** 14'5" x 11'6" (4.39 m x 3.51 m) Two windows to the front, radiators, door to shared en-suite.

**Bedroom three** 13'8" x 11'0" (4.17 m x 3.35 m) Window to the rear, radiator.

**Bedroom four** 10'3" x 10'2" (3.12 m x 3.10 m) Window to the rear, radiator.

**Bathroom** Fitted suite with pedestal wash basin, close coupled WC, bath, fitted mixer tap with shower, bidet. Window to the rear, radiator.

**Outside** The property is in a private cul de sac, just off Broad Lane. Walled front garden area, with flower and shrub borders, ample off road parking for several vehicles.

**Double garage** 18'7" x 18'0" (5.66 m x 5.49 m) Double up and over door, with electric remote opener, courtesy door to the side and window. Power and light connected, eaves storage.

**Rear garden** A beautifully stocked and maintained garden with numerous flower and shrub borders, central lawn, paved patio area. Outside water taps (hot and cold). Hedge and timber fencing to the boundaries. Gated pedestrian side access.



**Tenure** The property is Freehold. All five properties in The Spinney have shared responsibility for the maintenance of the road and communal hedges

**Council Tax** Band G

**Viewing** By Arrangement with Pocock + Shaw

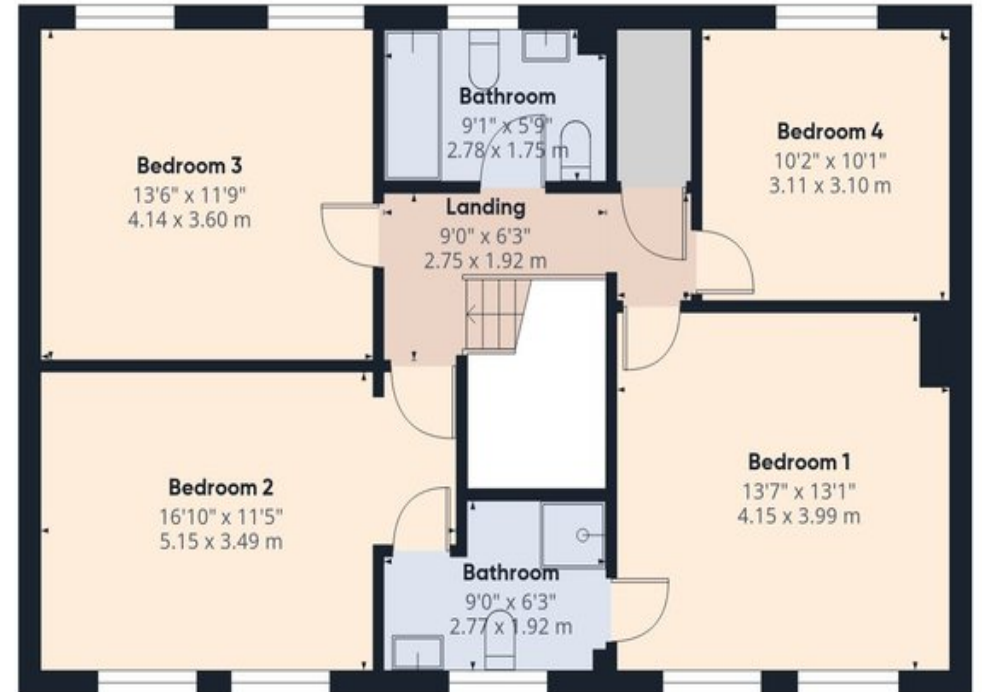




Approximate total area

1875 ft<sup>2</sup>

174.1 m<sup>2</sup>



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>	63	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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