



Rooks Street, Cottenham, Cambridge
£365,000 Freehold

**Sharman
Quinney**

Key Features



- Semi Detached Family Home
- Open Plan style Living/Dining Room
- Three Bedrooms
- Well appointed Master Bedroom
- Storage options throughout

Upon entering, you are welcomed by a charming entrance hall featuring a character arch detail to the ceiling, leading through to the staircase and main living areas.

To the left sits the heart of the home - a generous open-plan living room/diner.

The living area, positioned at the front of the property, is filled with natural light from an attractive bay window and features an electric fireplace, creating a warm and inviting focal point. There is ample space to accommodate a variety of furniture layouts, whether arranged as a cosy lounge setting or for a larger family arrangement. The dining area is set slightly back along the length of the room, offering an open plan feel while still maintaining subtle separation between spaces.



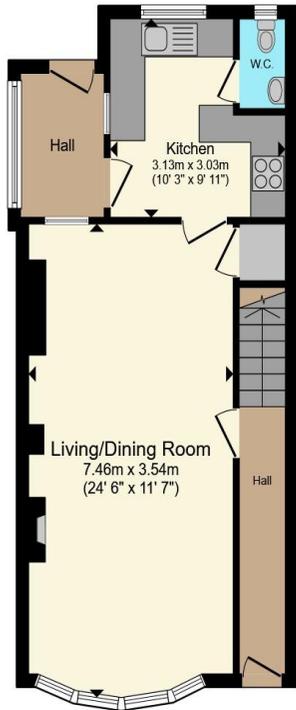
Located to the rear of the property, the kitchen is well laid out and practical, featuring fully tiled flooring, a gas hob, generous worktop space, and a range of fitted cupboards providing ample storage. The kitchen also has a breakfast bar space providing a functional space for everyday living.

The floor provides two bedrooms, one being a versatile third bedroom but could also benefit from being an office / study and the other, a well-appointed double bedroom. Bedroom one considered the master, provides ample room for a dressing table and furniture, whilst built in wardrobes create a useful space for organisation and storage. A sizeable, partially tiled family bathroom serves this level.

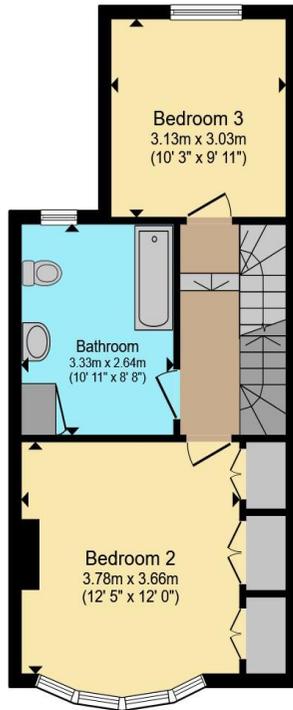
Occupying the top floor is an additional spacious double bedroom, created through a thoughtful extension by the current owner to provide extra living space. This well-presented room features attractive wood-panelled detailing and benefits from a velux window, allowing natural light to flood the space while adding character and charm.

Externally the property benefits from a large rear garden and garage with power and electrics. A shared through road leads to up to three parking space for the property.

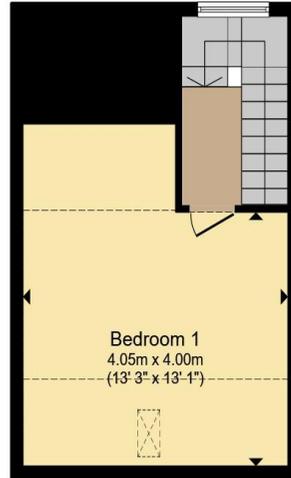




Ground Floor



First Floor



Second Floor

Total floor area 121.0 m² (1,302 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Cottenham is located just North of Cambridge, known for its friendly community, well regarded school and local amenities. The village also has convened transport links, with regular bus services to Cambridge and Ely, plus quick road access to the A14 and nearby guided bus routes.

Living / Dining Room - 7.46m x 3.54m / 24'6 x 11'7

Kitchen - 3.13m x 3.03m / 10'3 x 9'11

Hall to Kitchen - 2.27m x 1.45m / 7'4 x 4'7

Bedroom One - 3.78m x 3.66m / 12'5 x 12'0

Bedroom Two - 4.05m x 4.00m / 13'3 x 13'1

Bedroom Three - 3.13m x 3.03m / 10'3 x 9'11

Family Bathroom - 3.33m x 2.64m / 10'11 x 8'8
(Vaulted ceiling)

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