



Margett Street, Cottenham  
CB24 8QY

Pocock + Shaw



22 Margett Street  
Cottenham  
Cambridge  
CB24 8QY

This spacious detached four bedroom family home has been extensively updated to an exacting standard by the present seller. Set in this popular road, just off the High Street, close to the village centre, with the shops and schools just a short walk away. With a lovely south westerly facing large rear garden.

- Spacious reception hall
- Cloaks WC
- Well appointed sitting room
- Large kitchen family room
- Utility room
- Galleried landing
- Four bedrooms
- En-suite shower room to master
- Family bathroom
- South westerly facing rear garden

Offers in region of £655,000





This superbly presented detached home is ideally located in the heart of the village, just off of the High Street, With a range of shops and amenities to include a Co-Op store, doctors surgery, greengrocer and schools all just a short walk away. There is a regular bus service to Cambridge and the mainline railway station.

The property has been updated in recent years by the present seller and is offered in excellent order throughout. There is a good sized south westerly facing rear garden and garage with parking to the front.

### **PART GLAZED ENTRANCE DOOR**

**RECEPTION HALL** Stairs rising to the first floor with storage cupboard beneath. Beech flooring. Radiator, arch window to the front.

**CLOAKS WC** Fitted suite with pedestal wash basin, close coupled WC, double radiator, Kardean tiled effect flooring.

**SITTING ROOM** A very light and airy room, with window to the rear, double French doors to the rear patio with glazed side panels, fitted blinds. Feature fireplace with flame effect gas fire, marble hearth and Adams style surround and mantle. Two double radiators. Coved cornice. Door to:

**BREKAFAST ROOM** Windows to the side and rear aspect, ceramic tiled flooring, coved cornice and two double radiators. Opening to

**KITCHEN AREA** Extremely well fitted range of gloss fronted soft close units, set under a contrasting composite work surface. Inset stainless steel one and a half bowl sink unit, range of base units, integrated dishwasher, and fridge freezer. Stainless steel Siemens oven. Central island unit, with fitted base units, four ring cermaic hob, and integrated extractor fan. Window to the side, continuation of ceramic tiled floor, recessed spotlights to the ceiling. Matching range of wall mounted cupboards with single glazed display cupboard, door to:

**UTILITY ROOM** fitted work surface with inset single drainer stainless steel sink unit, single base unit, space and plumbing for washing machine and tumble drier. Matching wall mounted cupboard housing a Viessmann gas fired heating boiler. Window to the side and door to the rear garden. Ceramic tiling to the floor.

**GALLERIED LANDING** Coved cornice, access to loft space. Single airing cupboard housing the hot water cylinder, fitted shelving.

**MASTER BEDROOM** Window to the rear, double radiator, coved cornice, triple fitted corner wardrobe.

**EN-SUITE SHOWER ROOM** Superbly fitted with vanity wash basin, double cupboard beneath, close coupled WC, and double shower cubicle. Ceramic tiling to the walls and floor, heated towel rail radiator, window to the front

**BEDROOM TWO** Window to the rear, double radiator, coved cornice.

**BEDROOM THREE** Window to the front and side, double radiator, coved cornice.

**BEDROOM FOUR** Window to the rear, double radiator, coved cornice.

**FAMILY BATHROOM** Fitted white suite with vanity wash basin with cupboard beneath, close coupled WC, bath, and separate shower cubicle with fitted electric shower. Ceramic tiling to the walls, oak effect flooring, heated towel rail radiator, window to the side.

**OUTSIDE FRONT GARDEN** Formerly a double width garage, part converted to gym area. Double width up and over door and garage space for one vehicle.

Block paved forecourt providing ample off road parked, raised flower border. Gated pedestrian access to both sides.

**REAR GARDEN** A lovely well tended and extremely well stocked south westerly facing garden. Large patio area, pergola, and space for hot tub (available by negotiation). Outside electric point, and cold water tap.





Main lawned area, with side flower and shrub borders. Lower gravelled patio seating area. Timber fencing to side and rear boundaries.

**Tenure** The property is Freehold

**Council Tax** Band G

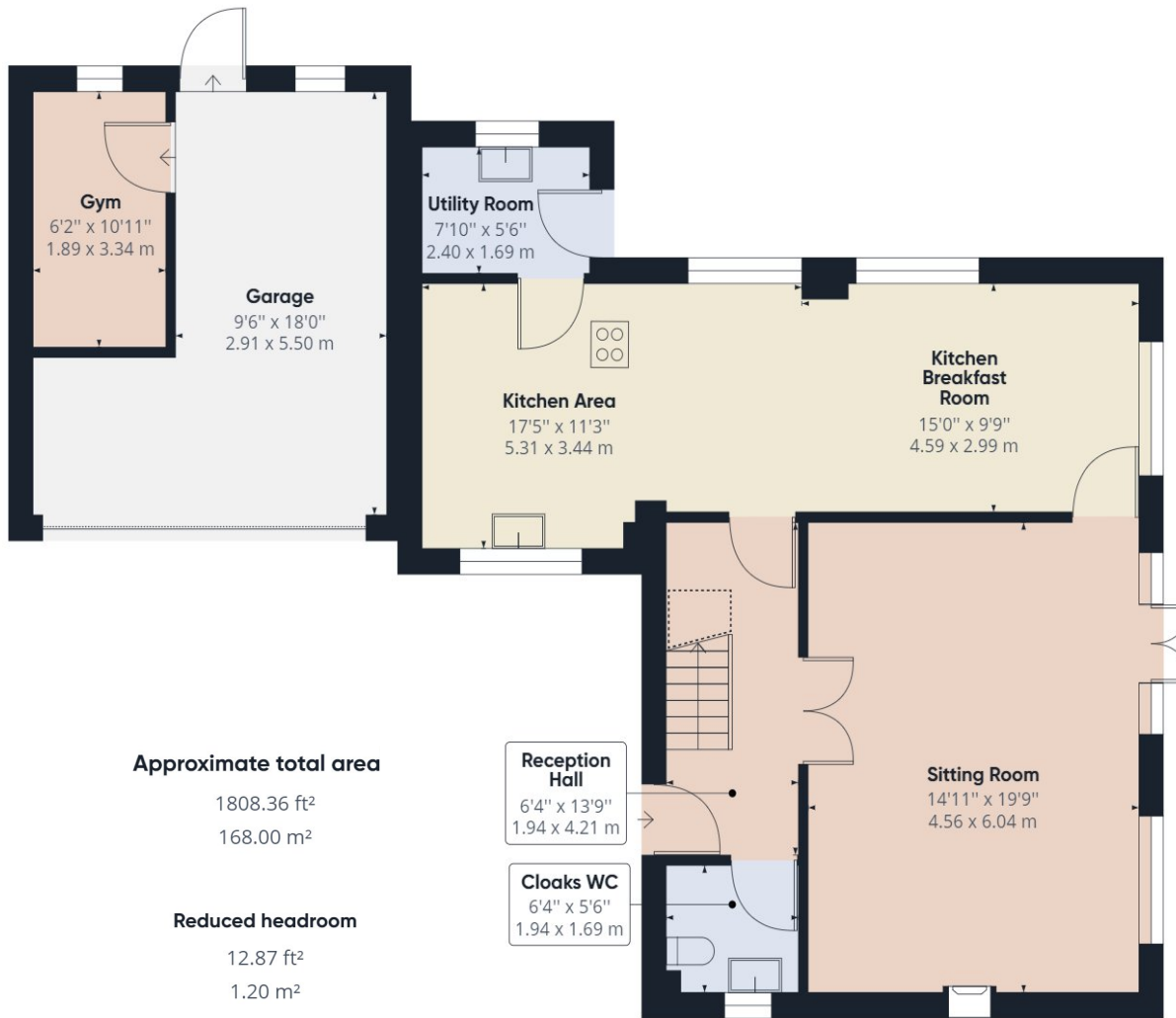
**Viewing** By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			







**Approximate total area**

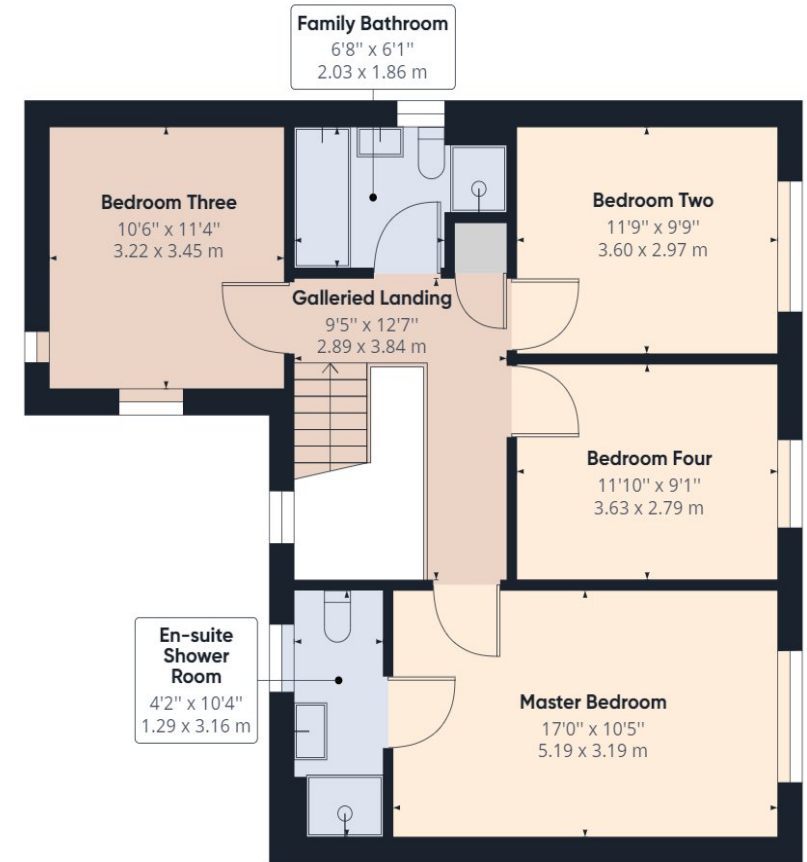
1808.36 ft<sup>2</sup>

168.00 m<sup>2</sup>

**Reduced headroom**

12.87 ft<sup>2</sup>

1.20 m<sup>2</sup>



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**