



Rooks Street, Cottenham
CB24 8QZ

Pocock+Shaw

29 Rooks Street
Cottenham
Cambridge
Cambridgeshire
CB24 8QZ

A beautifully presented and extended four bedroom detached family home with the benefit of an established rear garden and off street parking, situated in the heart of the village and close to a wide range of shops and amenities just a short walk away

- Four good sized bedrooms
- Impressive kitchen/ breakfast room
- Extended to the rear
- Refitted family bathroom and en-suite
- Three reception rooms
- Utility room and office
- Attractive and established rear garden
- Triple glazed windows and solar panels

Offers Around £595,000



A beautifully presented detached family home offering well proportioned and light filled accommodation arranged over two floors. The property has been extended to add an attractive sun room with lantern and bi-folding doors to the garden. Both the bathroom and the kitchen have been refitted in a contemporary style and the good sized sitting room opens onto a well stocked and established rear garden. The property is situated on a popular residential street just a short walk from all the amenities including post office, co-op, doctors surgery, and highly regarded primary school and Village College. The property also offers easy access to Cambridge city centre and A14

Entrance Hallway Door and double glazed window to the front, tongue and groove panelling to dado level, radiator, inset spotlights, stairs to the first floor with cupboard under, further shelved cupboard, triple glazed door to the side

Cloakroom WC, wash basin, tiled in metro style, window to the side radiator, inset spotlights

Kitchen/ Breakfast room 12'0" x 9'7" (3.67 m x 2.94 m) range of refitted wall and base units, extensive composite working surfaces with inset sink and mixer tap, tiled splashbacks in a contemporary metro style, four ring gas hob with hood over, Bosch oven with Siemens oven/microwave, fitted fridge and dishwasher (both Siemens) window to front and side, breakfast bar, radiator, inset spotlights, tiled flooring, open through to the dining room

Dining room 11'10" x 9'7" (3.62 m x 2.93 m) Engineered oak flooring, radiator, window to the side, through to Sun Room

Sun Room 11'9" x 8'11" (3.60 m x 2.72 m) Range of triple glazed windows and Bifolding doors to the garden, roof lantern and range of spotlights, radiator and engineered oak flooring

Living room 15'0" x 12'6" (4.57 m x 3.79 m) Triple glazed sliding doors to the garden, feature fireplace with wooden mantle and marble style hearth and surround, radiator

Office/ Utility 15'8" x 7'5" (4.78 m x 2.28 m) window to the front, quick-step flooring, radiator, utility cupboard with plumbing for the washing machine and space for fridge freezer, sink with mixer tap and tiled splash backs, double cupboard under, inset spotlights and cupboard containing Vaillant central heating boiler

First Floor Landing Loft hatch to roof space, large shelved linen cupboard

Bedroom 1 12'5" x 11'6" (3.79 m x 3.51 m) Velux window to the rear, eaves storage cupboards, wall light points, radiator

Bedroom 2 12'5" x 9'7" (3.79 m x 2.92 m) window to the front, radiator, built in wardrobe with hanging rail and shelving, door to en-suite shower

En-suite Shower Room hand basin and mixer tap, WC, chrome heated towel rail, attractive tiling in a metro style, shower cubicle with folding door and wall mounted controls, window to the side

Bedroom 3 9'8" x 8'8" (2.97 m x 2.64 m) window to the front, radiator

Bedroom 4 9'7" x 8'6" (2.95 m x 2.59 m) window to the front, radiator

Family Bathroom Refitted contemporary Suite comprising, WC, hand basin, panel bath with fitted shower screen and wall mounted shower over, tiled walls with display niches, radiator, inset spotlights, window to the side

Front garden Extensively gravelled offering parking for two cars, enclosed with attractive brick wall and fencing, gated side pedestrian access, porch with light and quarry tiled step

Rear Garden 39 x 31 feet, expansive Indian sandstone terrace leading to well tended lawn with stocked flower and shrub beds. Enclosed with an attractive brick wall and further fencing to the side, range of fruit trees and vegetable beds with a gravel pathway leading to a timber shed (15x7). Outside tap and power points.

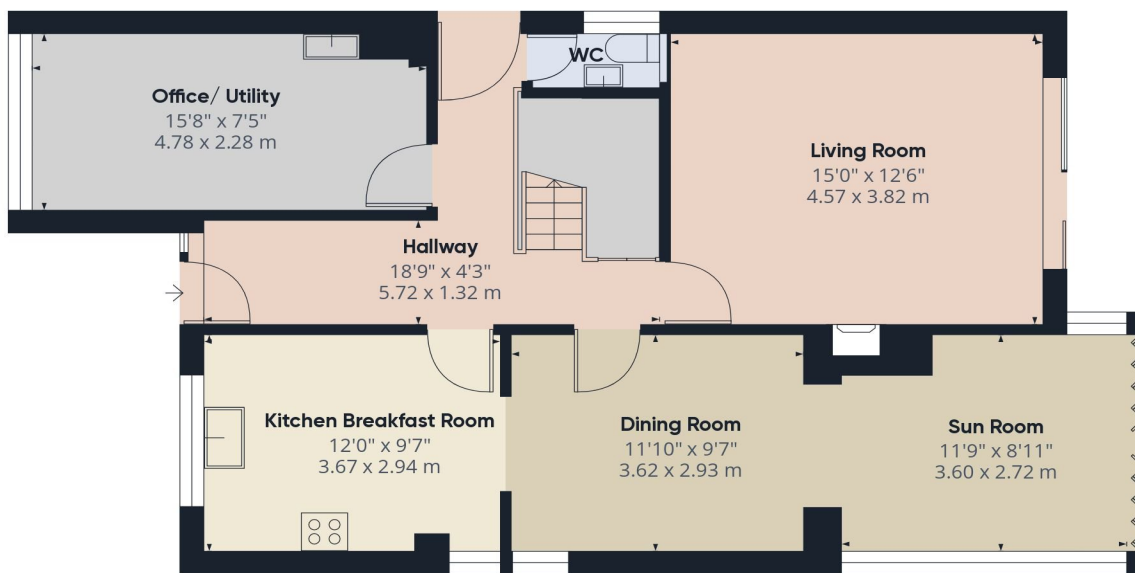


Tenure The property is Freehold

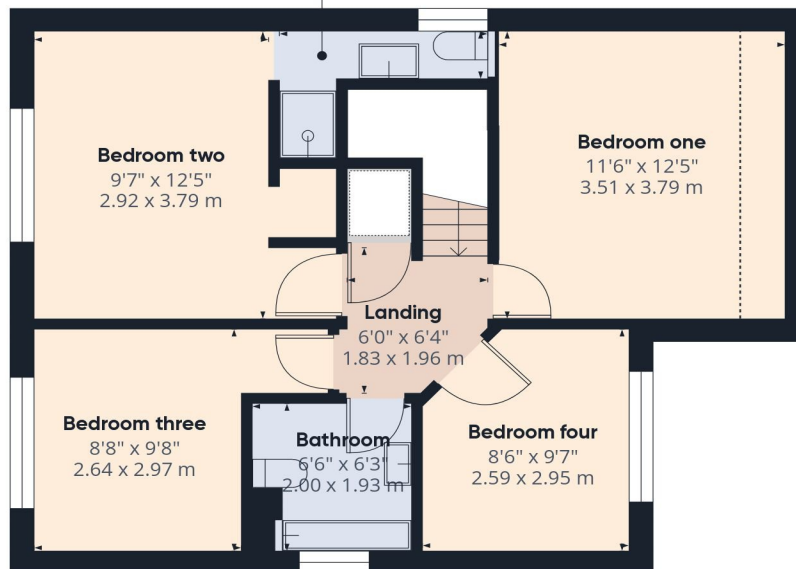
Council Tax Band

Viewing By Arrangement with Pocock + Shaw





En-suite shower
8'2" x 2'4"
2.50 x 0.73 m



Approximate total area

1365.84 ft²

126.89 m²

Reduced headroom

21.42 ft²

1.99 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

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