



Clarke Close, Cottenham
CB24 8AT

Pocock + Shaw

33 Clarke Close
Cottenham
Cambridge
CB24 8AT

An immaculately presented three bedroom detached family home overlooking open fields on the edge of the popular village of Cottenham, north of the historic City Cambridge. With off road parking and a single garage to the rear.

- Reception hall
- Sitting room
- Kitchen dining room
- Utility room with cloaks WC
- Landing
- Three bedrooms
- En-suite to bedroom one
- Family bathroom
- Enclosed rear garden
- Single garage and drive

Offers in region of £475,000



This attractive three bedroom detached family home is set on a corner plot, enjoying open views over farmland and paddocks. There is an enclosed rear garden, detached single garage and off street parking. The village centre is walking distance and includes both primary and secondary schools, along with a number of shops and post office.

Glazed entrance door to

Reception hall Stairs rising to the first floor, radiator, wood effect flooring. Door to:

Sitting room 18'5" x 10'2" (5.61 m x 3.10 m) A well appointed room with double French doors to the rear garden, window to the front, two radiators.

Kitchen dining room 18'4" x 9'3" (5.59 m x 2.82 m) A lovely dual aspect room with open views. Fitted range of units with contrasting work surface, inset composite one and a quarter bowl single drainer sink unit with mixer tap. Double base unit, space and plumbing for integrated dishwasher. Inset stainless steel four burner gas hob, single oven and canopy extractor. Stainless steel splashback panel. Matching range of wall mounted cupboards. Windows to the front and side, recessed spotlights to the ceiling. Door to:

Utility room 6'2" x 5'2" (1.88 m x 1.57 m) Worksurface with base unit, space and plumbing for washing machine. Single wall cupboard housing Ideal gas fired heating boiler. Door to side, door to:

Cloaks WC White suite with close coupled WC, and wall mounted wash basin. Radiator.

First floor landing Window to the side, radiator, single built in over stairs storage cupboard.

Bedroom one 18'5" x 10'5" (5.61 m x 3.17 m) Window to the front, radiator.

En-suite shower room Fitted suite with pedestal wash basin, close coupled WC and double shower. Part ceramic tiled splash back, window to the rear and radiator/heated towel rail.

Bedroom two Window to the front, radiator

Bedroom three 10'7" x 8'4" (3.23 m x 2.54 m) Windows to the front and side, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath with fitted shower above. Part ceramic tiled splash back, window to the front and radiator/heated towel rail.

Outside There is an open plan garden to the front and side, gated pedestrian access to the rear garden. Which is turfed, path and brick wall to side boundary.

Single garage Single up and over door, brick construction under a pitched tiled roof.

Services All mains services are connected

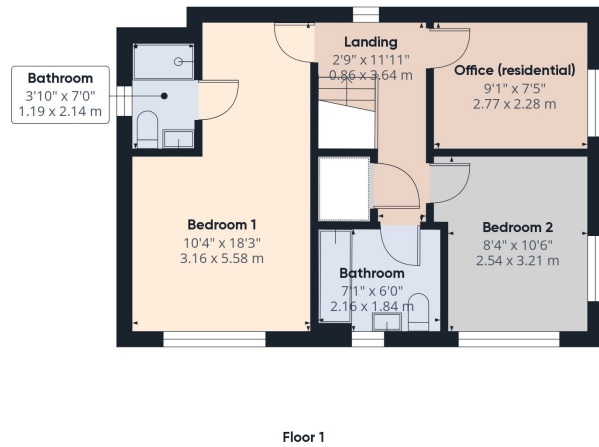
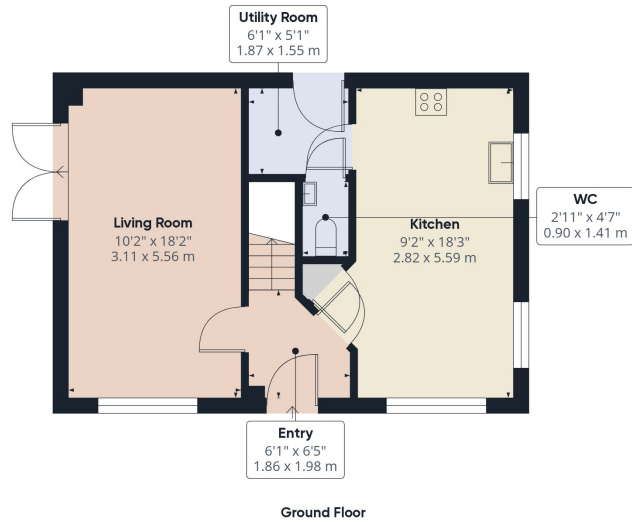
Tenure The property is Freehold. There is an annual maintenance charge of £ TBA

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Pocock + Shaw

Approximate total area⁽¹⁾
 896.41 ft²
 83.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Pocock + Shaw

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