



High Street, Cottenham
CB24 8SD

Pocock+Shaw

80 High Street
Cottenham
Cambridge
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Set close to the village centre, this detached barn style home is set in a private walled plot with garage and car port to the rear. Well proportioned rooms with three bedrooms, and an en-suite to bedroom one.

- Hall
- Spacious sitting room
- Large kitchen dining room
- Two ground floor bedrooms
- En-suite shower to master bedroom
- Family bathroom
- First floor bedroom three
- Wall side and rear garden
- Carport

Offers in region of £485,000



A detached barn style home in a private walled plot, with garage and car port to the rear. Well proportioned rooms with a spacious kitchen dining room, main sitting room over looking the garden. Three bedrooms, with an en-suite to bedroom one.

The village offers a range of shops and amenities, all of which are within walking distance.

Glazed entrance door to:

Reception hall Beech block effect flooring, radiator, recessed spot lights to the ceiling. Door to:

Kitchen dining room 18'3" x 11'7" (5.56 m x 3.53 m) A lovely open plan room, with windows to the front and rear. Stairs rising to the first floor, and opening to Sitting room. Kitchen area: Well fitted range of Vanilla gloss fronted units set under a contrasting work surface. Inset white ceramic single drainer sink unit with mixer tap. Range of base units, space and plumbing for dish washer and washing machine. Double oven, with four burner induction hob above, Matching range of wall mounted units. Full volume ceiling.

Sitting room 14'3" x 11'2" (4.34 m x 3.40 m) A pleasant room with windows to the side and bi fold doors opening to the rear garden. Full volume ceiling, radiator, attractive wood flooring.

Front hall Continuation of beech block effect flooring. Door to:

Bedroom one 12'7" x 9'10" (3.84 m x 3.00 m) Full volume ceiling with recessed spotlights, double French doors to the rear, radiator. Door to:

En-suite shower room Refitted white suite with vanity wash basin with double drawers beneath, close coupled wc and shower. Heated towel rail/radiator

Bedroom two 8'10" x 8'0" (2.69 m x 2.44 m) Window to the side, radiator. At present configured as a dressing room, with floor to ceiling wardrobes fitted to two walls.

First floor landing Recessed spotlights to ceiling.

Bedroom three 12'7" x 9'9" (3.84 m x 2.97 m) Window to the rear, and conservation roof light, radiator, recessed spotlights to ceiling.

Outside The property is approached over a shared gravel driveway leading to a small courtyard. The garden is enclosed by a 1.8m high mellow brick wall with a landscaped garden to the side and rear, open carport and separate garage. Secured side gate leads onto the enclosed side courtyard (15'0" x 12' 0" main area) with timber decking, path to the front door, gravelled recess (ideal for bin storage etc.) and stepping stone pathway leading onto the rear garden. Outside tap.

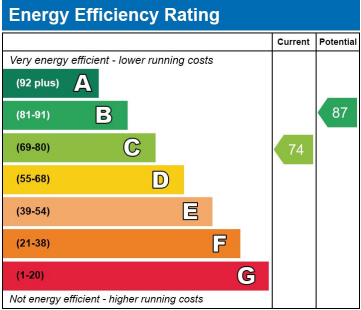
The rear garden 34'9" (narrowing to 19'5") x 24'2" max is attractively enclosed and offers a high degree of privacy. There is another timber decked area adjacent to the rear of the house leading onto a lawn which in turn leads on to the open cart lodge style carport (17'6 x 8'9) which has double doors opening onto the driveway. Whilst providing covered parking for 1 vehicle the carport also makes an attractive covered garden seating area.

Services All mains services are connected.

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with 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

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