



Males Close, Cottenham
CB24 8SB

Pocock+Shaw

2 Males Close
Cottenham
Cambridge
Cambridgeshire
CB24 8SB

An opportunity to purchase a spacious 4/5 bedroom detached house with maintained gardens to front and rear, situated in a quiet cul-de-sac close to the centre of this highly popular north Cambridgeshire village.

- Highly sought after and well served village
- Spacious detached 4/5 bedroom family residence
- En suite shower room off main bedroom and family bathroom
- Kitchen/Breakfast Room and large utility Room
- Well tended gardens
- Double garage with electronic door and driveway parking
- Vendor willing to negotiate on white goods and furniture

Guide Price £550,000



A spacious and well proportioned 4/5 bedroom detached residence at the entrance to this small cul-de-sac within the village

Cottenham is approx. seven miles north of Cambridge City, and offers a number of shops and facilities, including a doctors surgery, Co-op store, highly regarded Primary school and Village college, all of which are a short walk away.

The property comes to the market with no upward chain and in detail, the accommodation comprises;

Ground Floor

Recessed porch with quarry tiled flooring, full length glazed panel and part glazed upvc front door to

Reception hallway with stairs to first floor, built in cloaks cupboard, radiator.

Cloakroom with window to rear, circular wash handbasin with tiled splashbacks, WC, water tap, water softener with tiled shelf and encasing, radiator.

Bedroom 5/ study 10'8" x 8'11" (3.25 m x 2.72 m) with full length glazed panel/window to side, radiator.

Sitting room 19'0" x 12'6" (5.79 m x 3.81 m) with windows to two aspects, brick faced wall and chimney breast with inset real flame coal effect gas fire and stone hearth, two radiators, Virgin media point, TV point, opening onto the

Dining area 10'9" x 9'9" (3.28 m x 2.98 m) with door to kitchen (see later), radiator, double glazed sliding patio door and glazed panel to

Conservatory 12'6" x 9'10" (3.80 m x 2.99 m) built in 2006 with a brick base and upvc double glazed windows and double doors to garden, fitted blinds, lighting, power points, wall mounted Dimplex electric panel heater.

Kitchen/breakfast room 13'4" x 10'9" (4.07 m x 3.27 m) with window to front and window to side, good range of pine fitted wall and base units with roll top work

surfaces and tiled splashbacks, double bowl stainless steel sink unit and drainer, space for fridge/freezer, five ring Halogen hob with extractor hood over and eye level gas double oven to side, radiator, door to dining area and coved archway to

Utility room 12'9" x 9'7" (3.88 m x 2.93 m) with part glazed upvc door to rear, loft access hatch, range of fitted units to one wall with worktop over and tiled splashbacks, stainless steel sink unit and drainer with mixer tap, window to side, space and plumbing for washing machine, space for dryer, wall mounted Vaillant Ecofit gas central heating boiler (installed February 2022 and serviced in September 2023), wall mounted Dimplex electric heater.

First Floor

Landing with loft access hatch, built in shelved cupboard, built in airing cupboard with factory lagged hot water tank and slatted wood shelving.

Bedroom 1 16'3" x 10'9" (4.96 m x 3.28 m) with window to rear, radiator, built in wardrobes, TV point and Virgin media point.

En suite shower room with window to front, fully tiled and enclosed shower cubicle with chrome shower unit over, wash handbasin with tiled splashbacks and mirror and striplight with shaver point over, WC, mirror fronted wall cabinet, extractor fan, radiator.

Bedroom 2 11'11" x 10'8" (3.62 m x 3.26 m) with window to front, radiator.

Bedroom 3 10'4" x 8'2" (3.16 m x 2.50 m) with window to side, built in wardrobes to length of one wall, Virgin media point, radiator.

Bedroom 4 10'4" x 6'1" (3.15 m x 1.85 m) with window to rear, radiator.

Family bathroom with window to front, panelled bath with tiled surround, mixer taps and shower attachment, WC, wash handbasin with tiled splashbacks, mirror and striplight with shaver point over, radiator, heated towel rail.

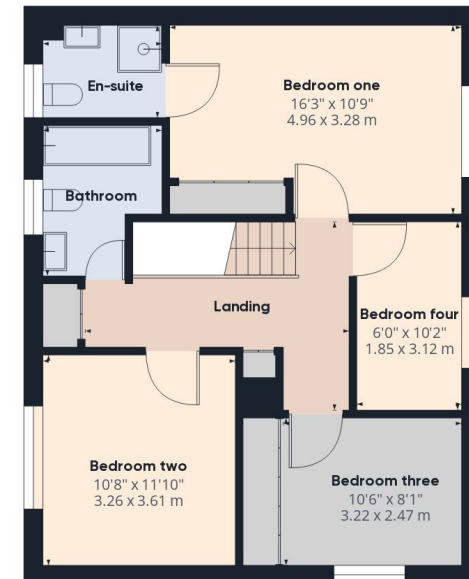


Outside Open plan front garden area which extends beyond the double garage, paved path to front door, various well tended flower and shrub borders, brick paved parking area for two vehicles leading onto the double garage.

Tenure The property is Freehold

Council Tax Band F

Viewing By Arrangement with Pocock & Shaw



Approximate total area

1876.46 ft²

174.33 m²

Reduced headroom

15.13 ft²

1.41 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	81

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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