



Rampton Road, Cottenham, Cambridge, CB24
8TH



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77 Rampton Road
Cottenham
Cambridge
CB24 8TH

A superbly presented detached four bedroom home, set on a large mature plot with a south westerly facing garden. With ample off road parking, and large garage. The spacious accommodation features a large reception hall, sitting room with conservatory and fitted kitchen breakfast room. Two ground floor bedrooms, one with en-suite and two double first floor bedrooms.

- Reception hall with cloaks WC
- Spacious sitting room
- Conservatory
- Kitchen breakfast room
- Two double bedrooms / reception room
- Two double first floor bedrooms
- Shower room and en-suite bathroom
- Large mature rear garden
- Large garage
- Gated access to rear courtyard

Offers around £615,000



An immaculately presented four bedroom home, offering extremely versatile accommodation, whilst set on a lovely large south westerly plot close to the village centre. The highly regarded primary school and village college are both just a short walk away, along with a range of shops and amenities in this popular village just seven miles north of Cambridge.

ENTRANCE PORCH Entrance door with glazed side panel to:

RECEPTION HALL With stairs rising to the first floor, radiator, coved cornice, Beech wood flooring, door to:

CLOAKROOM Fitted white suite with close coupled WC, vanity wash basin with double cupboard beneath, part ceramic tiled splashback, radiator.

STUDY AREA Continuation of Beech wood flooring, single built in storage cupboard, window to the side, door to:

SITTING ROOM 22' 6" x 12' 1" (6.85m x 3.68m) Double French doors to the rear garden, coved cornice, double radiator, tv aerial socket, double doors to:

CONSERVATORY 11'10 x 10' 11" (3.61m x 3.33m) Sealed unit double glazed windows to the side and rear aspect, double radiator, ceramic tiling to the floor, double doors opening to the rear garden and patio deck.

KITCHEN BREAKFAST 12'10 x 10' 10" (3.91m x 3.31m) Well fitted range of light beech fronted units set under a contrasting work surface, inset single drainer stainless steel sink unit, double cupboard beneath. Integrated fridge and freezer, space and plumbing for dishwasher. Space for slot in cooker, range of matching wall mounted cupboards with extractor fan, fitted wine rack. Further matching range of units to opposing wall with two glazed display cupboards. part ceramic tiled splashback, window to the side, recessed spot lights to the ceiling. Radiator. Opening to:

UTILITY ROOM 11' 11" x 5' 6" (3.63m x 1.68m) Fitted range of matching units with single drainer stainless steel sink unit, double base unit beneath, space and plumbing for washing machine, matching wall mounted cupboards, and Vaillant gas fired heating boiler. Window to the side and door to the side.

BEDROOM ONE 15' 11" x 11' 5" (4.85m x 3.47m) Window to the front, radiator and coved cornice. Door to

EN-SUITE BATHROOM Fitted suite with pedestal wash basin, close coupled WC, bath with mixer tap and shower cubicle and fitted shower. Ceramic tiling to the walls and floor, radiator, window to the side.

BEDROOM TWO/RECEPTION ROOM 11' 10" x 10' 11" (3.61m x 3.33m) Window to the front, radiator and coved cornice.

FIRST FLOOR LANDING Light tube providing natural light. Door to:

BEDROOM THREE 13' 7" x 15' 10" (4.15m x 4.82m) (Maximum, including reduced headroom) - 10' 11" x 10' 9" (3.33m x 3.27m) Velux window to the front, and two Velux windows to the rear. radiator, access to eaves for storage. Double radiator.

BEDROOM FOUR 10' 11" x 15' 9" (3.32m x 4.8m) (Maximum, including reduced headroom) - 10' 11" x 10' 9" (3.32m x 3.27m) Velux window to the front, and two Velux windows to the rear. radiator, access to eaves for storage. Double radiator.

SHOWER ROOM Fitted white suite with vanity wash basin, double cupboard beneath, close coupled WC and tiled shower cubicle, Velux window to the front.

OUTSIDE

FRONT GARDEN A large block paved forecourt well screened to the front by mature hedge, ample parking, double timber gates leading to:

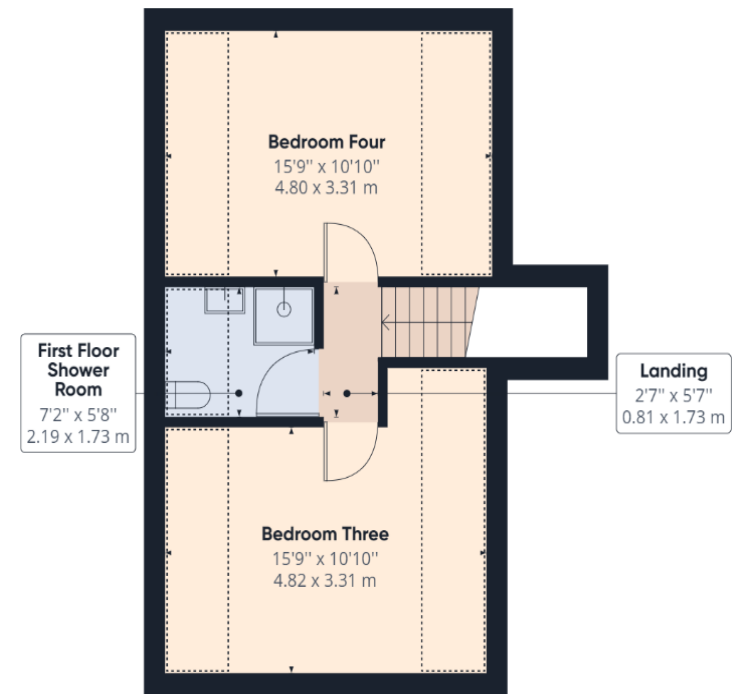
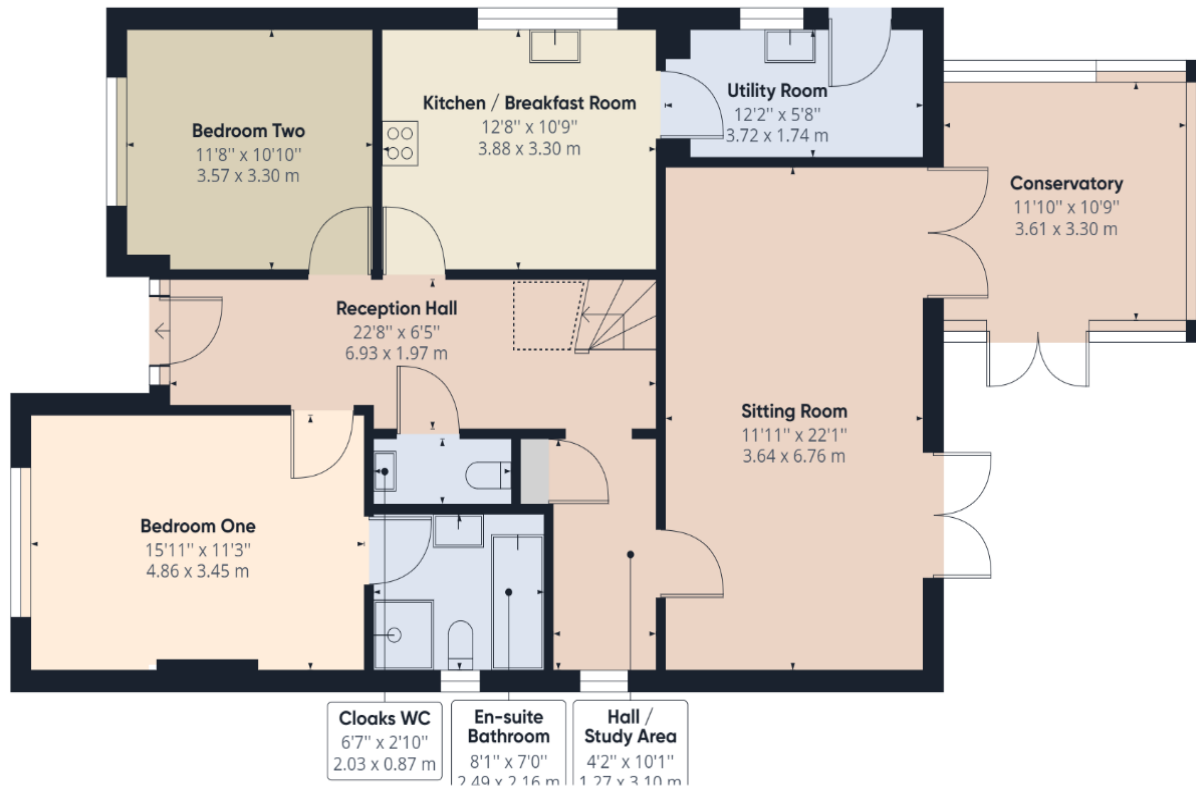
REAR GARDEN Block paved driveway leading to garage.

Large lawn area, with mature well stocked flower and shrub borders, raised decled patio area. Outside light. Lower hidden garden enclosed by well tended hedge and further lower garden with lawn, several mature tree's and shrubs. Timber summer house.

GARAGE 21' 8" x 13' (6.6m x 3.96m) Detached brick garage with electric door, power and light connected.

SERVICES All mains services are connected





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	74	
(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