



Dunstal Field, Cottenham
CB24 8UH



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Residential sales, lettings & management

37 Dunstal Field
Cottenham
Cambridge
CB24 8UH

An individual and imposing detached five bedroom family home, set on a mature plot in this sought after end of cul de sac position just a short walk from the heart of the village. The property has been significantly extended in recent years, to greatly enhance the flexibility of accommodation, and would easily adapt to allow for a self contained annexe or ideal for the larger family. With three large reception rooms, five bedrooms, en-suite bathroom and mature south westerly facing rear garden.

- Reception lobby and reception hall
- Cloaks WC
- Large sitting room
- Family room
- Dining room
- Refitted kitchen breakfast room
- Five bedrooms
- Family bathroom and en-suite to master bedroom
- Shower room and WC on second landing
- Double garage

Guide Price £725,000



A traditionally constructed five bedroom detached home, set in this highly sought after residential cul de sac, just a short walk from numerous shops, the highly regarded village college and primary school. The property is set on a good sized plot, with ample parking to the front and a private south westerly facing rear garden. Having been significantly extended in recent years, the accommodation allows a great deal of flexibility, and could provide an annexe or space for a multi generational or blended family

Waterbeach with it's mainline railway station is just over 4 miles away with fast and frequent services to Cambridge, London and Ely.

Part glazed entrance door

Reception hall Two staircases rising to the first floor, door to integral garage, radiator, opening to:

Inner hallway Radiator, coved cornice, double doors to family room, and glazed door to dining room. Single storage cupboard.

Cloakroom Fitted suite with vanity wash basin and single cupboard beneath, close coupled WC, ceramic tiling to the floor.

Family room 20'5" x 10'4" (6.22 m x 3.15 m) Window to the front aspect, feature gas fireplace with wood mantle and marble hearth, coved cornice and radiator.

Sitting room 23'8" x 15'9" (7.21 m x 4.80 m) An impressive room with large picture window to the rear, enjoying the full south westerly aspect and over looking the rear garden. Double sliding patio doors to the patio. Coved cornice, two double radiators.

Dining room 12'11" x 9'8" (3.94 m x 2.95 m) Radiator, coved cornice, window to the side. door to :

Kitchen breakfast room 12'9" x 11'0" (3.89 m x 3.35 m) Superbly refitted range of units set under a wood effect work surface. Inset one and a half bowl single drainer sink unit with mixer tap. Range of base units, with integrated dishwasher. Stainless steel five burner gas hob with extractor. Stainless steel AEG double

oven. Integrated fridge and freezer, and pull out larder unit. Matching breakfast bar. Window to the rear, radiator, glazed door to the rear garden, recessed spot lights to the ceiling.

Landing one Single airing cupboard housing a Megaflow pressurised hot water system. Gas fired heating boiler. Fitted shelving. Window to the front, coved cornice and access to insulated loft space.

Laundry room Space and plumbing for washing machine and tumble dryer, double full length cupboard.

Bedroom one 15'8" x 12'7" (4.78 m x 3.84 m) Radiator, coved cornice, window to the rear over looking open land. Door to balcony area. Five double fitted wardrobes to one wall. Door to:

En-suite Fitted suite with pedestal wash basin, close coupled WC, corner bath with mixer tap and shower attachment. Tiled shower cubicle with power shower. Radiator/heated towel rail, coved cornice, window to the side, recessed spotlights to the ceiling.

Bedroom two 10'4" x 10'4" (3.15 m x 3.15 m) Radiator, coved cornice, window to the front.

Bedroom three 9'8" x 9'2" (2.95 m x 2.79 m) Radiator, coved cornice, window to the rear.

Bathroom Fitted suite with counter set wash basin, drawer unit beneath. Bath with mixer tap and shower. Close coupled WC, heated towel rail/ radiator. Part ceramic tiling. Window to the front.

Second landing Doors to bedrooms and shower room.

Bedroom four 14'5" x 14'5" (4.39 m x 4.39 m) Radiator, coved cornice, window to the front, coved cornice and spotlights.

Bedroom five Radiator, coved cornice, window to the rear. Two double fitted floor to ceiling wardrobes.

Shower room Fitted suite with pedestal wash basin, close coupled WC and tiled shower cubicle. Window to



the side, heated towel rail/radiator. Ceramic tiling to the floor and in part to the walls.

Outside

Front garden There is an open plan garden area, with flower and shrub border. Block paved driveway providing ample off road parking leading to garage. Gated pedestrian side access.

Double garage 20'5" x 14'6" (6.22 m x 4.42 m) With double up and over door, power and light connected, internal door to hall.

Rear garden A good sized garden being fully enclosed and enjoying a south westerly facing aspect. Large patio area, lawn, and well stocked mature flower and shrub borders. Paved pathway and further patio area. Gated pedestrian rear access.

Tenure The property is Freehold

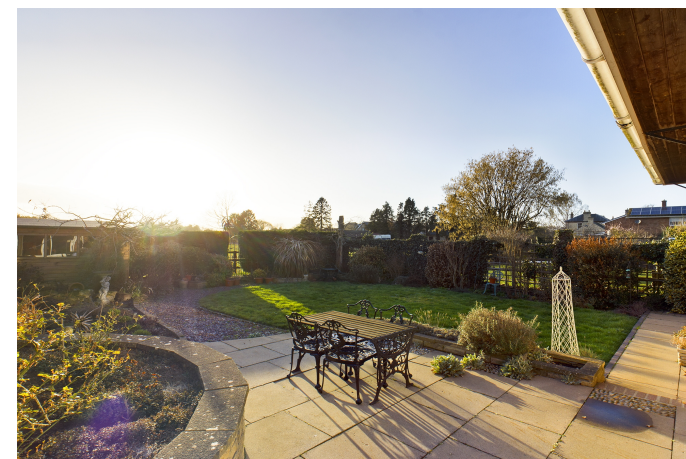
Council Tax Band F

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(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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