



Curringtons Close, Cottenham  
CB24 8AY

**Pocock + Shaw**

7 Curringtons Close  
Cottenham  
Cambridge  
CB24 8AY

An immaculately presented detached four bedroom home set in this tucked away small cul de sac right in the heart of the village. With a private enclosed south westerly facing rear garden. The property has been updated throughout in recent years to an extremely high standard with Villeroy and Boch sanitary ware and luxury fitted kitchen.

- Reception hall and canopy porch
- Refitted cloaks WC
- Sitting room with wood burner
- Dining room
- Refitted kitchen
- Four bedrooms
- En-suite to master bedroom
- Luxury family bathroom
- Enclosed rear garden
- Single garage and parking

Offers in region of £565,000



A light and spacious detached four bedroom home ideally set in this small tucked away cul de sac just off the High Street, right in the heart of the village. Having been refurbished to an extremely high standard, with luxury fitted kitchen, and Villeroy and Boch bathrooms. Cottenham village offers a wide range of shops and amenities, with a highly regarded Primary School and Village College just a short walk away.

**Canopy Porch** Glazed entrance door to:

**Reception hall** Attractive light Oak flooring, radiator, stairs rising to the first floor with storage cupboard beneath.

**Cloaks WC** Refitted Villeroy and Boch suite with wall mounted wash basin and storage beneath, enclosed cistern wall mounted WC, half ceramic tiling to the walls, window to the side, chrome heated towel rail radiator. Ceramic tiling to the floor. Recessed spotlights to the ceiling.

**Sitting room** 21'4" x 11'4" (6.50 m x 3.45 m) Window to the side and double patio doors opening to the rear garden. Two radiators, and feature wood burning stove with stone hearth. Continuation of light Oak flooring.

**Dining room** 12'1" x 9'0" (3.68 m x 2.74 m) Two windows to the rear, light Oak flooring and radiator, coved cornice.

**Kitchen** 12'10" x 9'0" (3.91 m x 2.74 m) Recently refitted with granite work surface. Inset one and a quarter bowl stainless steel sink unit with mixer tap. Range of matching base units with integrated washing machine and dishwasher. Space for range style cooker, and stainless steel canopy extractor above. Matching wall mounted cupboard, with single frosted glass unit. Granite breakfast bar. Window and door to the side.

**First floor** Half landing with arched window to the rear. Main landing with gallery, window to the front, single airing cupboard. Coved cornice.

**Bedroom one** 11'8" x 11'3" (3.56 m x 3.43 m) Window to the side, radiator, coved cornice. Door to:

**En-suite shower room** ( ) Refitted luxury suite with Villeroy and Boch wall mounted wash basin with storage beneath, wall mounted enclosed cistern wc and large shower unit, with main shower head, further slim shower handset. External remote control. Ceramic tiling in part to the walls and floor. Window to the side, heated towel rail/radiator

**Bedroom two** 11'7" x 9'1" (3.53 m x 2.78 m) Window to the rear, radiator, coved cornice.

**Bedroom three** 9'6" x 8'5" (2.90 m x 2.57 m) Window to the rear, radiator, fitted wardrobe to one wall, coved cornice.

**Bedroom four** 9'2" x 8'5" (2.79 m x 2.57 m) Window to the side, radiator.

**Bathroom** Luxury fitted suite with Villeroy and Boch wall mounted wash basin with storage beneath, wall mounted enclosed cistern WC and bath with wall mounted integral mixer tap, and hand held shower head. Ceramic tiling in part to the walls and floor. Window to the side, heated towel rail/radiator. Recessed spotlights to the ceiling and bath panel. Electric shaver point.

## Outside

**Front garden** Block paved driveway providing off road parking for two vehicles, gated pedestrian access to side and rear garden area. Outside cold water tap.

**Single garage** Brick construction under a pitched tiled roof. Power and light connected. Courtesy door to the side and main single up and over door.

**Rear garden** An enclosed and mature south westerly facing garden with a main lawn area, flower and shrub borders. Patio area.

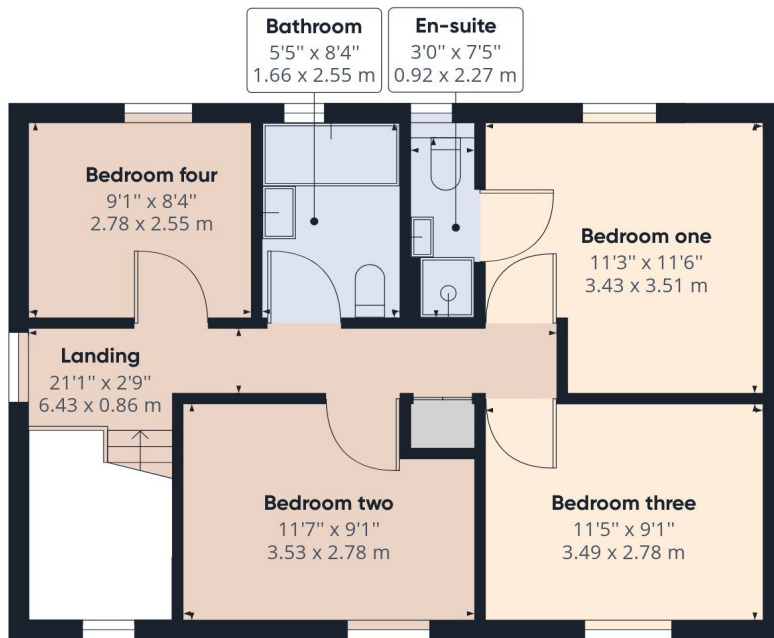
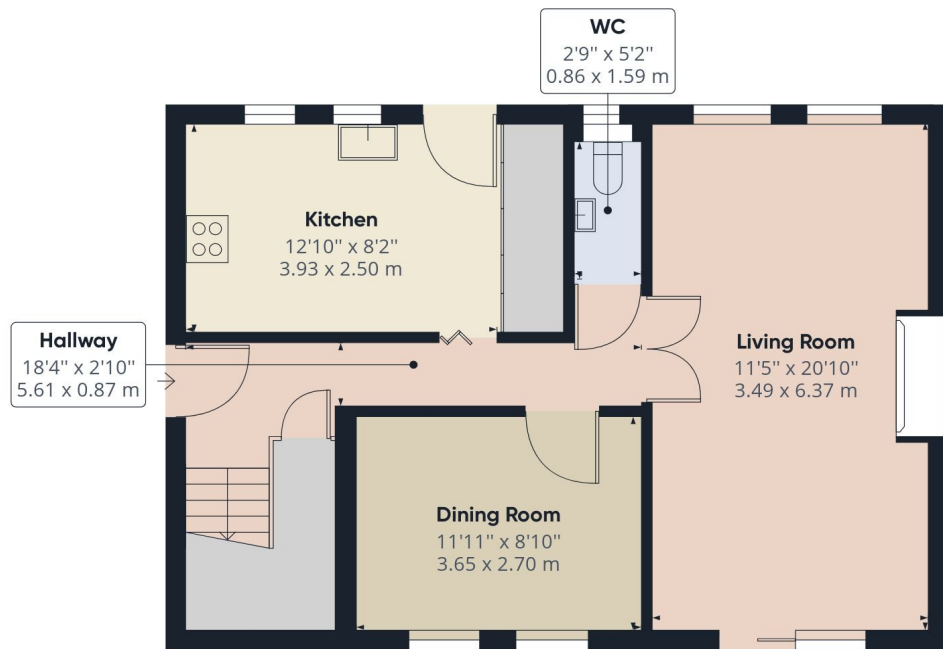
**Services** All mains services are connected

**Tenure** Freehold

**Council Tax** Band E







**Approximate total area**

1171.98 ft<sup>2</sup>

108.88 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. (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