



Kestrel Close, Cottenham
CB24 8AN



pocock & shaw
Residential sales, lettings & management

25 Kestrel Close
Cottenham
Cambridge
CB24 8AN

Located on a corner plot at the end of this residential cul de sac, located just a short walk from the heart of the village with numerous shops and amenities. A detached four bedroom home with two reception rooms and south westerly facing rear garden.

- Entrance Hall
- Sitting room
- Dining room
- Fitted Kitchen
- 4 bedrooms
- En-suite to main bedroom
- Good sized south westerly facing rear garden
- Cul-de-sac location
- Garage and off road parking

Guide Price of £495,000



This spacious detached four bedroom home is of traditional brick construction under a pitched tiled roof. Set on a corner plot with enclosed south westerly facing rear garden, garage and off road parking. The village offers a number of shops and amenities, including a Co-op store, post office, doctors surgery and library.

Part glazed entrance door

Reception hall Stairs rising to the first floor with built in cupboard beneath, radiator. Half landing with window to the side.

Cloaks WC Fitted white suite, vanity wash basin with double cupboard beneath, close coupled WC, radiator and window to the side.

Sitting room 15'4" x 12'7" (4.67 m x 3.84 m) Bay window to the front, window to the side, arch to dining room, two radiators.

Dining room 11'6" x 9'3" (3.51 m x 2.82 m) Double French doors to the rear garden, radiator.

Kitchen Well fitted range of units set under a wood effect work surface. Inset single drainer sink unit with mixer tap. Range of base units. Space and plumbing for washing machine and dishwasher. Inset four burner hob and oven, canopy extractor. Full height larder style unit. Matching range of wall mounted cupboards. Window to the rear and door to the side.

First floor landing Access to loft space, window to the side. Built in airing cupboard with hot water cylinder.

Bedroom one 11'0" x 11'6" (3.35 m x 3.51 m) Window to the front, radiator, two double fitted wardrobes.

En-suite shower room Coloured suite with pedestal wash basin, close coupled WC and corner shower cubicle. Window to the side, heated towel rail/radiator.

Bedroom two 11'6" x 7'9" (3.51 m x 2.36 m) Window to the front, radiator, double and single fitted wardrobe.

Bedroom three 11'9" x 7'9" (3.58 m x 2.36 m) Window to the rear, radiator,

Bedroom four 7'9" x 6'6" (2.36 m x 1.98 m) Window to the rear, radiator, double fitted wardrobe.

Bathroom Refitted white suite with vanity wash basin with drawer beneath, close coupled WC, bath with fitted shower over, part ceramic tiling to the walls, heated towel rail/radiator, window to the side

Outside

Front garden Open plan shrub border, paved pathway and driveway leading to:

Garage 17'10" x 9'0" (5.44 m x 2.74 m) Single up and over door, courtesy door to side, power and light connected.

Rear garden A fully enclosed south westerly facing garden, flower and shrub borders, patio area, Astro Turf. Raised timber deck.

Services All mains services are connected

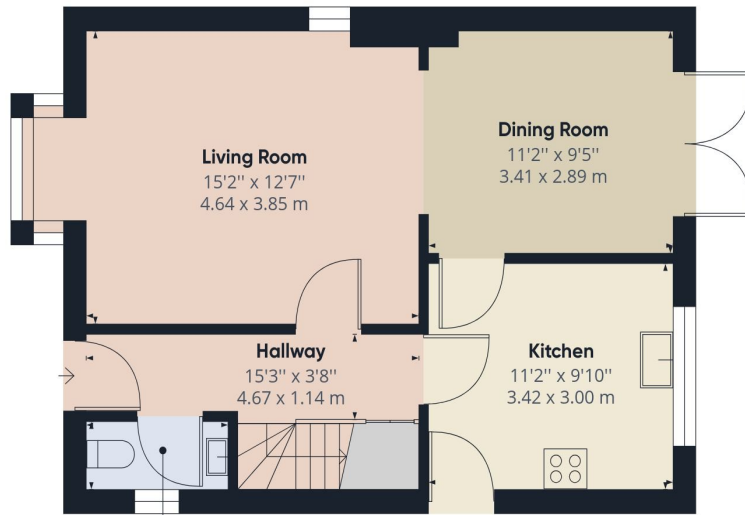
Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock & Shaw

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			

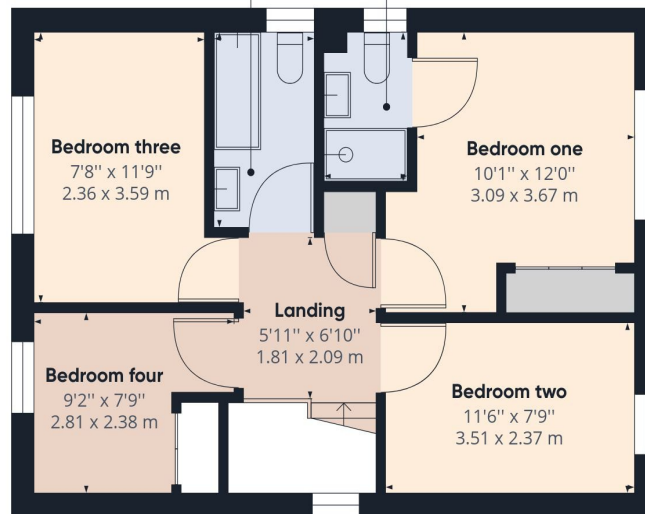




WC
6'9" x 2'11"
2.07 x 0.91 m

Bathroom
4'5" x 8'8"
1.37 x 2.65 m

En suite
3'10" x 6'6"
1.18 x 2.00 m



Approximate total area

1023.11 ft²
95.05 m²



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