



Rampton Road, Cottenham
CB24 8UL

Pocock + Shaw

16 Rampton Road
Cottenham
Cambridge
Cambridgeshire
CB24 8UL

An immaculately presented detached four bedroom home, set in an end of cul de sac position close to the village centre. Having been extended to provide very flexible accommodation, with study, sitting room, large kitchen family room and further reception room.

- Porch and reception hall
- Refitted cloaks WC
- Sitting room with wood burning stove
- Study
- Family room
- Well fitted kitchen dining room with bi fold doors to garden
- Utility room
- Four bedrooms
- Refitted family bathroom
- Enclosed rear garden

Offers in region of £475,000



This detached four bedroom home is tucked away in an end of cul de sac position close the village green and High Street. With three reception rooms, well fitted kitchen/ dining room and utility room. To the first floor there is a refitted family bathroom and four bedrooms. Outside the rear garden is fully enclosed and ample off road parking to the front with single garage.

Recessed porch Sealed unit double glazed entrance door to:

Reception hall Radiator, ceramic tiled flooring, built in under stairs storage cupboard. Radiator, door to:

Cloaks wc Refitted suite with enclosed cistern wc, vanity basin with double cupboard beneath. Ceramic tiled splashback and floor tiling, window to the side.

Sitting room 17'6" x 10'5" (5.33 m x 3.17 m) A well appointed room with box bay window to the front, feature wood burning stove with stone hearth, radiator and coved cornice, door to:

Rear lobby () Stairs rising to the first floor.

Study 8'9" x 7'7" (2.67 m x 2.31 m) Window to the front and radiator.

Kitchen dining room 19'8" x 9'8" (5.99 m x 2.95 m) Extremely well fitted range of units with contrasting work surface, inset oven and a quarter bowl single drainer stainless steel sink unit, continuation of work surface with Neff range cooker, Neff stainless steel canopy extractor, matching wall units, further worksurface with base units to the dining area, integrated fridge and freezer, matching wall cupboards and wine rack, window to the rear and bi fold doors to the rear garden. Door to:

Utility room 8'9" x 5'7" (2.67 m x 1.70 m) Worksurface with single base unit, dishwasher, tumble dryer and space and plumbing for washing machine. Double sliding patio doors to the rear garden, radiator and door to:

Family room 14'10" x 8'2" (4.52 m x 2.49 m) Double French doors to the rear garden, two Velux rooflights,

and recessed spotlights to the ceiling. Beech effect laminate flooring.

First floor landing Single airing cupboard housing Worcester boiler. Access to loft space.

Bedroom one 13'3" x 11'0" (4.04 m x 3.35 m) Windows to the front and side, single wardrobe, and fitted floor to ceiling triple wardrobe with sliding doors. Radiator

Bedroom two Windows to the rear, radiator.

Bedroom three 11'1" x 9'8" (3.38 m x 2.95 m) Windows to the side, radiator.

Bedroom four 8'6" x 6'4" (2.59 m x 1.93 m) Windows to the rear, radiator.

Refitted bathroom White suite with pedestal wash basin, close coupled WC and bath, fitted shower above. Ceramic tiling to the walls, heated towel rail / radiator. Window to the side.

Outside To the front of the property there is a small garden area with flower and shrub border. Driveway and gravelled parking area leading to:

Single garage Single up and over door.

Rear garden Gated pedestrian rear access to an enclosed garden, with lawned area, flower and shrub borders and patio area.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band E

Viewing By Arrangement with Pocock & Shaw





EPC awaited

Pocock + Shaw

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