



Pelham Way, Cottenham
CB24 8TQ

Pocock + Shaw

6 Pelham Way
Cottenham
Cambridge
Cambridgeshire
CB24 8TQ

A significantly extended and impressive four bedroom semi detached house situated in the heart of the village.

- Reception hall
- Cloakroom
- Large living room with bi-fold doors
- Dining area
- Kitchen
- Breakfast area
- Study/sitting room
- 4 bedrooms
- En-suite and family bathroom
- South west facing rear garden
- Double glazing and gas central heating

Offers Around £525,000



Cottenham is a large and thriving village about 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops, pharmacy, doctors surgeries, dental Surgery, library, primary school and village college, parish church and community centre. The village is well placed for access to major road routes and is within reach of the main line stations at Cambridge North and Waterbeach.

Pelham way is situated off Lambs Lane, close to the primary school. Standing on a mature plot with a south west facing rear garden the house has been extended to both the side and rear to provide spacious and versatile family accommodation.

Reception hall with front entrance door, radiator, staircase and side entrance door.

Cloakroom with wc, handbasin, half tiled walls, tubular radiator/towel rail, and ceramic floor.

Spacious living room 19'9" x 18'1" (6.02 m x 5.52 m) with fireplace with wood burning stove, 2 radiators, 2 Velux rooflights, wide bi-fold doors to rear garden, bi-fold doors to family/breakfast area and opening to:

Dining area 18'11" x 7'5" (5.76 m x 2.25 m) with glazed double doors to garden, radiator and cupboard under stairs.

Kitchen/Breakfast room comprising:

Breakfast area 12'4" x 8'0" (3.77 m x 2.44 m) with 2 built in store cupboards ceiling spotlights and opening to

Well fitted kitchen area 10'7" x 9'5" (3.23 m x 2.86 m) with work surfaces with range of cupboards and drawers below, inset sink, integrated dishwasher, matching wall cupboards with under lighting, housing for tall/wide fridge freezer, wine store, tall unit, space for wide range style oven with extractor hood above and ceiling spot lights.

Study/sitting room 18'11" x 7'5" (5.76 m x 2.25 m) with radiator and front and side windows.

FIRST FLOOR

Landing with linen cupboard.

Rear Bedroom 1 16'4" x 9'4" (4.99 m x 2.85 m) with radiator.

Front Bedroom 2 10'7" x 12'4" (3.23 m x 3.75 m) with radiator and 2 built in cupboards

Rear bedroom 3 19'0" x 7'5" (5.78 m x 2.25 m) with cupboard with wall mounted gas combi boiler. Door to:

En-suite shower room with fully tiled walls, shower cubicle with thermostatic shower, hand basin, WC and tubular radiator/towel rail.

Rear bedroom 4 10'2" x 8'6" (3.10 m x 2.60 m) with radiator.

Family bathroom with bath with shower attachment, hand basin with cupboard below, fully tiled shower cubicle, wc, tubular radiator/towel rail, full height tiling over bath, remaining walls half tiled and ceramic tiled floor.

OUTSIDE

Front garden The property is set well back from the road, with block paved driveway providing ample off road parking. Lawn and flower and shrub borders. Gated pedestrian side access.

Rear garden A good size enclosed south west facing garden with lawn, flowers, shrubs and trees, timber outbuildings and decking.

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

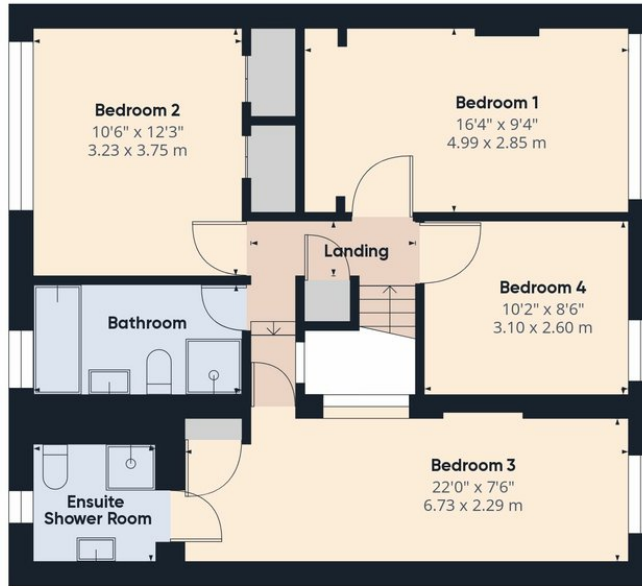




Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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

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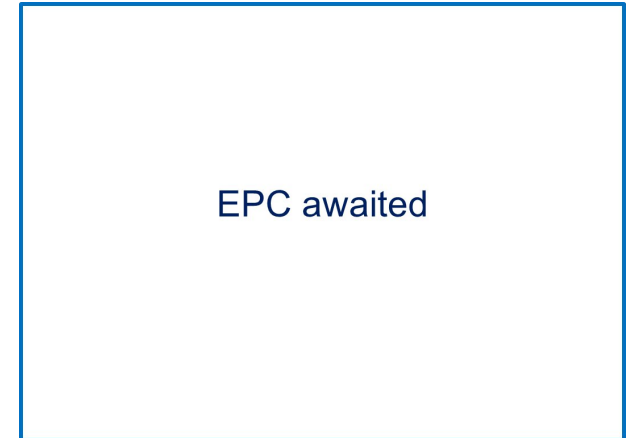
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Floor 1



Ground Floor



EPC awaited

Approximate total area^m

1701.16 ft²
158.04 m²

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