

ENTRANCE HALLWAY

Double glazed external door to side, stairs rising to first floor, opening to living room.

LIVING ROOM

20' 9" x 13' 11" max (6.32m x 4.24m) Double glazed windows to front aspect, fireplace with inset Charnwood log burner, airing cupboard housing hot water cylinder, built in cupboard, laminate oak effect flooring, underfloor heating, double glazed patio doors.



DOWNSTAIRS CLOAKROOM

Ideal Standard Low level w.c, pedestal wash hand basin, tiled floor, tiled splash backs, shaver point and light.

KITCHEN/DINER

19' 10" x 10' 0" max (6.05m x 3.05m) Double glazed bifold doors leading to rear garden, double glazed tall window to side aspect, newly fitted Kitchen Smiths Stomer kitchen with a comprehensive range of matching base and wall mounted units, work surfaces with inset sink unit, integrated Siemens dishwasher, integrated Siemens freezer, integrated Siemens fridge, built in double oven, integrated electric induction hob with contemporary extractor canopy above, breakfast bar, inset spot lights, built in cupboard housing wall mounted gas boiler, ceramic tiled flooring, under floor heating with wall mounted thermostat.



FIRST FLOOR LANDING

Stairs rising to second floor, new grey fitted carpet.

BEDROOM TWO

10' 5" x 9' 2" max (3.18m x 2.79m) Double glazed window to front aspect, double radiator, built in wardrobe, Edwardian fireplace, inset spot lights, John Lewis wall lights, new grey fitted carpet.



BEDROOM THREE

9' 11" x 8' 3" (3.02m x 2.51m) Double glazed window to rear aspect, double radiator, Edwardian fireplace, inset spot lights, John Lewis wall lights, new grey fitted carpet.

BEDROOM FOUR/STUDY

8' 7" x 6' 6" (2.62m x 1.98m) Double glazed window to rear aspect, inset spot lights, new grey fitted carpet.



BATHROOM

Double glazed sky light, inset spot lights, newly fitted contemporary three-piece suite with p-shaped bath with mixer tap above and integrated Mira shower, inset w.c, vanity wash basin with counter top above, large mirror with light, wall mounted cupboard, heated towel rail, ceramic tiled floor, tiled splash back, extractor fan, inset spotlights.



BEDROOM ONE

11' 9" max x 9' 5" max (3.58m x 2.87m) Double glazed window to rear aspect, sloping ceiling, double radiator, eaves storage cupboard, additional built in wardrobe, new grey fitted carpet.



EN-SUITE

Double glazed window to rear aspect, low level w.c, corner shower cubicle with inset Mira shower, pedestal wash hand basin, backlit mirror, heated towel rail, ceramic tiled floor, ceramic tiled splash backs, inset spot lights, extractor fan.

OUTSIDE

The property is set back from the road with a large block paved driveway providing off road parking for several vehicles. The 55 foot rear garden has been recently re-turfed and is laid mainly to lawn with a large patio area, external lighting and outside tap. There is rear pedestrian access.





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HOCKEYS
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11 Oakington Road, Cottenham, CB24 8TW

£375,000 Freehold

An exceptional extended Edwardian three storey property, with high build quality and a detailed specification, meticulously renovated to modern building control standards. This three/four bedroom property has been sensitively restored maintaining its period character whilst including an airy feel and modern comforts such as underfloor heating throughout the ground floor and elegant contemporary bathrooms. Bifold doors in the open plan kitchen dining area create a flexible living space between the house and garden. A Charnwood log burner in the open plan family space and the original cast iron fireplaces in the bedrooms, and new timber double glazed traditionally styled windows maintain the Edwardian character of the property.

The property has a generous 55 ft rear garden and rural views over fields, It is conveniently located close to the village green and within walking distance of the local primary school, secondary school and amenities. Cottenham is large popular village 5 miles north of Cambridge and is well served with a butchers, bakers, doctors surgery and a Co-operative amongst other shops.



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