



Harlestons Road, Cottenham  
CB24 8TR

Pocock + Shaw

7 Harlestones Road  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TR

A significantly extended and improved three bedroom home in this popular road close to the village centre. A viewing is strongly advised to fully appreciate the overall space and features.

- Entrance porch
- Large sitting room
- Impressive fitted kitchen family room with Bi fold doors
- Utility room with shower room
- Three bedrooms
- En-suite to bedroom one
- Family bathroom
- Landscaped rear garden
- Solar panels

Offers in region of £485,000



A significantly extended and improved three bedroom home in this popular road close to the village centre. Ideally located a short walk from both the primary school and Village College. With an impressive kitchen family room featuring a lantern roof, large sitting room, study and utility room with shower room. A viewing is strongly advised to fully appreciate the overall space and features.

#### **Glazed entrance door**

**Entrance porch** 4'9" x 3'9" (1.45 m x 1.14 m) Picture window to the front. Door to:

**Sitting room** 33'0" x 10'11" (10.06 m x 3.33 m) A very well appointed room, with picture windows to the side and front aspect. Lined oak effect flooring, feature flame effect electric fire, stairs rising to the first floor. Double doors to Kitchen family room and door to:

**Study** 7'10" x 7'4" (2.39 m x 2.24 m) Internal door to store room, former garage.

**Kitchen family room** 18'8" x 18'5" (5.69 m x 5.61 m) An impressive room with fully fitted kitchen area, quartz work surface with range of base units, inset stainless steel one and a quarter bowl sink unit with mixer tap, integrated dishwasher and fridge freezer. AEG induction hob with canopy extractor above and matching stainless steel double ovens. Stable door to the side and feature bi fold doors opening to the rear garden. Central lantern style roof over breakfast bar.

**Utility shower room** Quartz work surface with inset stainless steel sink unit, space and plumbing for washing machine, further base unit, full height frosted glass panel and sliding door to:

**Shower room** Fitted suite with wash basin, close coupled WC and corner shower. Heated towel rail radiator. Large Velux roof light.

**First floor landing** Steps up to double cupboard. Coved cornice and radiator.

**Bedroom one** 11'3" x 11'0" (3.43 m x 3.35 m) Windows to the rear and side, coved cornice, triple fitted floor to ceiling sliding wardrobe. Radiator, door to:

**En-suite shower room** () Fitted white suite with pedestal wash basin, close coupled wc and corner shower cubicle. Heated towel rail radiator and window to the rear.

**Bedroom two** 11'1" x 11'0" (3.38 m x 3.35 m) Window to the front, radiator.

**Bedroom three** 8'6" x 7'6" (2.59 m x 2.29 m) Window to the front, radiator.

**Bathroom** Fitted white suite with counter set wash basin and enclosed cistern WC, double storage cupboard, bath with mixer tap and shower above, double shower cubicle, coved cornice, window to the rear.

**Outside** To the front there is off road parking for two vehicles, paved and gated pedestrian side access to a fully enclosed rear garden. Large patio with level access to the kitchen. Lawn area with well tended and stocked flower and shrub borders. Raised ornamental pond. Lower patio area.

**Services** All mains services are connected with solar panels with iboost.

**Tenure** The property is Share of Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





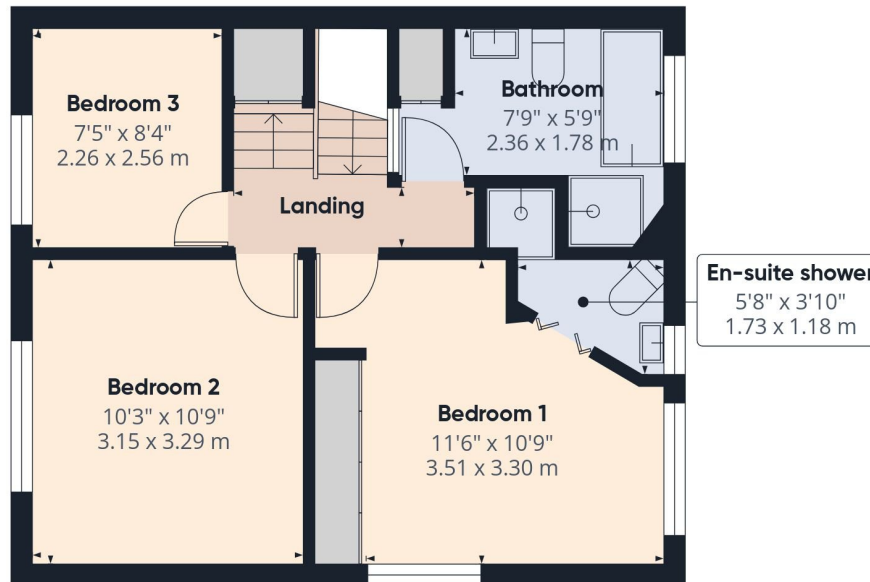
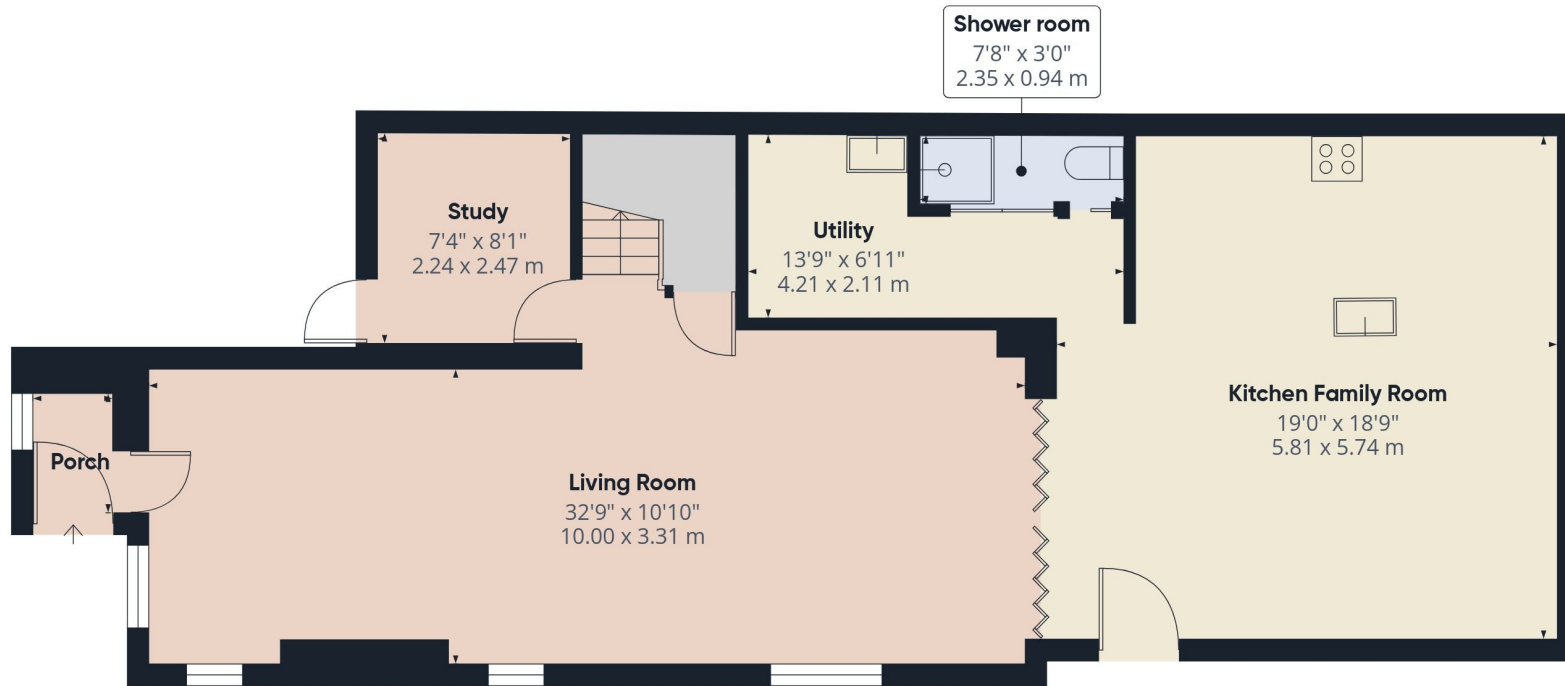
Pocock + Shaw

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**Approximate total area**

1347 ft<sup>2</sup>  
125.1 m<sup>2</sup>

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 84      | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (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. 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

**Pocock + Shaw**

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