



Denmark Road, Cottenham
CB24 8QS

Pocock + Shaw

2 Denmark Road
Cottenham
Cambridge
Cambridgeshire
CB24 8QS

Located in the centre of Cottenham village, a detached three bedroom home offered for sale chain free. Enclosed rear garden and parking to the rear.

- Reception hall
- Cloaks WC
- Sitting room
- Fully fitted kitchen dining room
- Three bedrooms
- En-suite to master bedroom
- Family bathroom
- Enclosed rear garden
- Off road parking to the rear

Offers in region of £420,000



Built in 2019 and located in the heart of Cottenham village, just a short walk from the village College and primary school. There are several shops also close by, along with a bus stop and a frequent service into Cambridge. Offered for sale chain free, in excellent neutral decorative order, fully fitted kitchen, full gas fired radiator heating system and covered by the 10-year warranty. Enclosed rear garden and parking to the rear.

Glazed entrance door:

Reception hall Stairs rising to the first floor, radiator.

Cloaks WC Fitted suite with wall mounted wash basin, close coupled WC, radiator, part tiled ceramic splashback.

Sitting room 13'11" x 12'1" (4.24 m x 3.68 m) Window to the front, radiators, single cupboard with wall mounted Ideal Logic gas fired boiler.

Kitchen Dining room 15'7" x 9'7" (4.75 m x 2.92 m) Double French doors to the rear garden and window. Range of fitted units with contrasting work surface, inset one and a quarter bowl single drainer sink unit, mixer tap, inset Neff four burner ceramic hob with matching double oven, canopy extractor fan. Matching wall mounted cupboards. Integrated fridge freezer and dishwasher.

First floor landing Single airing cupboard, access to loft space, window to the side.

Bedroom one 12'2" x 11'8" (3.71 m x 3.56 m) Window to the front, radiator, door to:

En-suite shower room Fitted suite with pedestal wash basin, close coupled WC, double tiled shower cubicle, heated towel rail radiator.

Bedroom two 9'8" x 8'8" (2.95 m x 2.64 m) Window to the rear, radiator.

Bedroom three 9'9" x 6'8" (2.97 m x 2.03 m) Window to the rear, radiator.

Bathroom Fitted suite with pedestal wash basin, close coupled WC and bath, window to the front, heated towel rail radiator.

Outside Located close to the village green, small front garden with wall and metal railing. Shared vehicular access to the rear. Block paved double parking space.

Rear garden with newly fitted large raised patio area, lawn, gated pedestrian side access. Lower gravelled area and timber shed.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band D

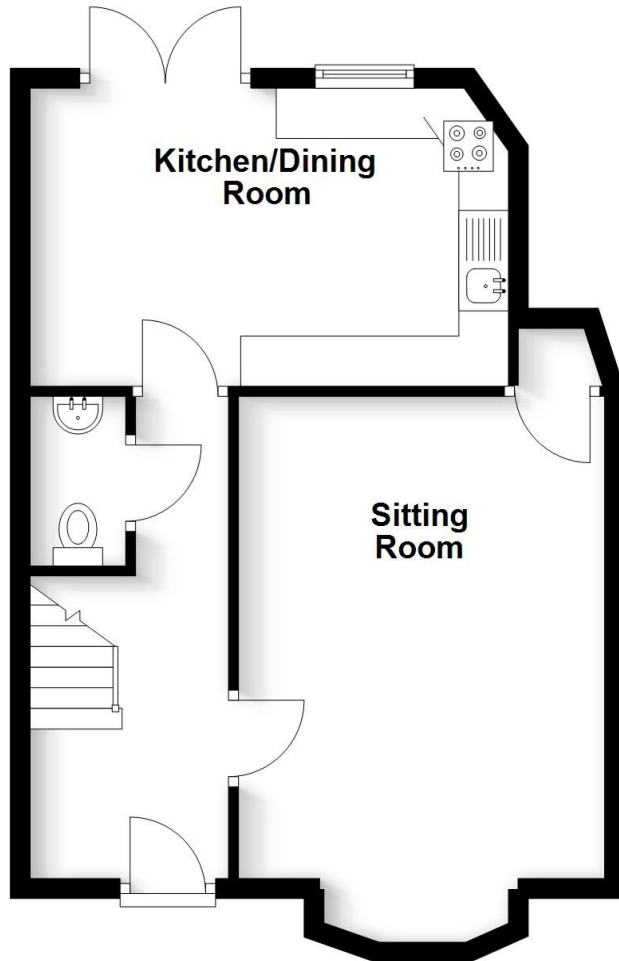
Viewing By Arrangement with Pocock + Shaw

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



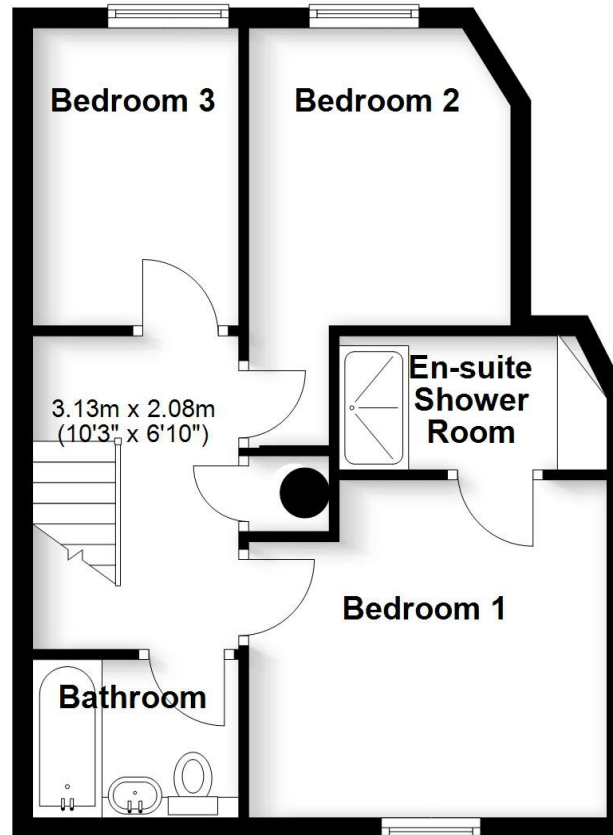
Ground Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



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