Ivatt Street, Cottenham
CB24 8SJ

Pocock + Shaw

3 Ivatt Street
Cottenham
Cambridge
Cambridgeshire
CB24 8SJ

A very good sized three bedroom home, ideally located in this lovely tucked away position off the High Street, with impressive mature gardens, and home studio.

- Porch
- Entrance hall
- Sitting room
- Conservatory room
- Kitchen dining room
- Utility room with shower room
- Three bedrooms
- First floor bathroom
- Double garage and ample parking
- Home studio/office
- No upward chain

Offers in region of £430,000

A rare opportunity to purchase one of a desirable small terrace of houses originally built in 1865, tucked away off the High Street, backing onto open gardens and wooded areas, full of bird song. In one family ownership for 40 years, it has 3 bedrooms, 2 bathrooms, a mature garden, double garage and a well insulated home studio. There is a large extra garden beyond, including a small wood. The size of the plot, designated as garden or woodland only, can be tailored according to the purchaser's needs.

Glazed entrance door to

Porch Part glazed door to

Entrance hall Stairs rising to the first floor. Door to:

Sitting room 20'5" x 12'2" (6.22 m x 3.71 m) Feature wood burning stove set into exposed brick chimney breast, tiled hearth, two radiators, window to the front, opening to:

Conservatory 9'1" x 6'1" (2.77 m x 1.85 m) Double French doors to the rear garden, exposed brick detail to one wall, terracotta tiled floor.

Kitchen dining room 20'5" x 8'6" (6.22 m x 2.59 m) Fitted range of units with worksurface, inset single drainer stainless steel sink unit, fitted base units, adjacent work surface, tiled splashback and matching wall mounted cupboards. Window to the front and rear, wall mounted gas fired heating boiler, radiator. Walk in larder, with hatch to sitting room. Door to:

Rear porch and laundry area 8'10" x 5'9" (2.69 m x 1.75 m) Door to rear garden and window to the rear, exposed brick work to one wall. Door to:

Shower room Fitted white suite with pedestal wash basin, close coupled wc and shower cubicle, window to the rear.

First floor landing Window to the rear, radiator.

Bedroom one 12'2" x 9'8" (3.71 m x 2.95 m) Window to the front radiator. Range of fitted wardrobes to one wall.

Bedroom two 12'3" x 9'2" (3.73 m x 2.79 m) Window to the front, radiator.

Bedroom three 10'11" x 9'0" (3.33 m x 2.74 m) Window to the rear, radiator.

Bathroom 8'7" x 7'11" (2.62 m x 2.41 m) White suite with pedestal wash basin, close coupled wc and bath, fitted shower over. Part ceramic tiled splashback, window to the rear, radiator.

Outside Ivatt Street is a small road leading off the High Street. Vehicular access to the rear, with shared access.

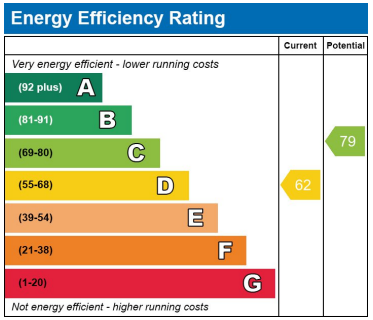
Main Rear garden To the rear there a formal garden of approx 42', with main lawn, well stocked mature flower and shrub borders, gated pedestrian access to rear parking area.

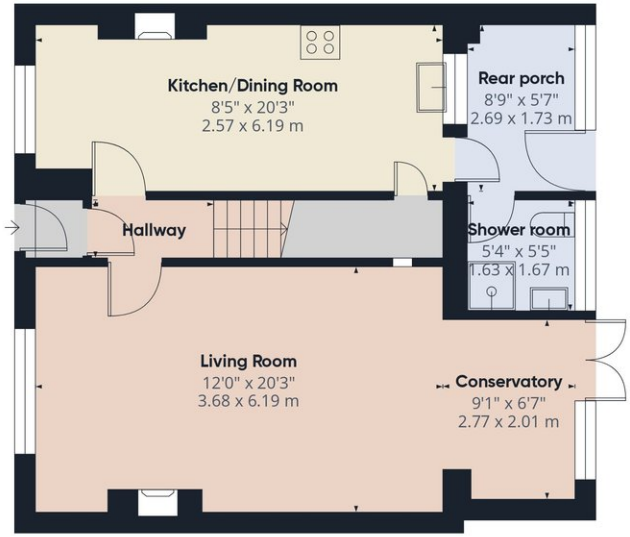
Double garage 18'0" x 13'11" (5.49 m x 4.24 m) Power and light connected, double up and over door, window to the side

Office/home studio 15'10" x 12'6" (4.83 m x 3.81 m) Detached timber studio, glazed door and window to the front, power and light connected, oak effect flooring.

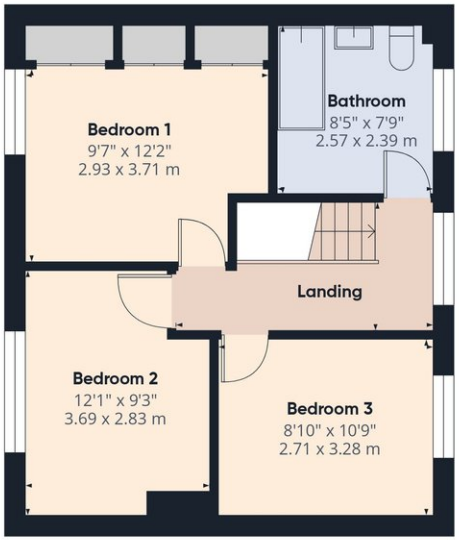
Lower meadow garden A large mature garden, creating a lovely peaceful space with small meadow, lawn, mature hedge, and several large mature trees, approx 200' in depth from inc garage.

Services All mains services are connected
Tenure The property is Freehold
Council Tax Band C
Viewing By Arrangement with Pocock + Shaw





Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)

1068 ft²

99 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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