



10 Eastlands Close
Cambridge, CB24 8YY

Guide price £300,000



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- Semi-detached house
- 706 sqft / 65 sqm
- Garage and driveway
- Private east-facing garden
- Cul-de-sac position
- Council tax band - B
- EPC - D / 62

A well-positioned two bedroom semi-detached house with a garage and driveway, enjoying a peaceful cul-de-sac position just a few minutes' walk from the village High Street.

The accommodation briefly comprises an entrance hall with ample space for coats and footwear, an understairs recess and stairs up to the first floor, finished with attractive laminate wood flooring which continues through to a spacious living / dining room with French doors opening onto the rear garden. The kitchen / breakfast room houses a Worcester-Bosch combi-boiler, has been finished with a modern range of units and has space and plumbing for various appliances. There is an integrated extractor and a small breakfast bar.

Upstairs are 2 bedrooms, the master bedroom is particularly spacious and includes a built-in cupboard. The bathroom has been fitted with a modern white suite comprising a low-level W.C, wash hand basin with storage below and a panelled bath with shower over. The landing provides access to the loft.

To the front of the property there is a block paved driveway providing off road parking leading to the single brick built garage with up and over door, power and light connected, overhead storage, personal door to garden and outside tap. The east facing rear





garden is mainly laid to lawn, enclosed by fencing with various flowers and shrubs set to borders and beds, a timber shed and 2 outdoor seating areas.

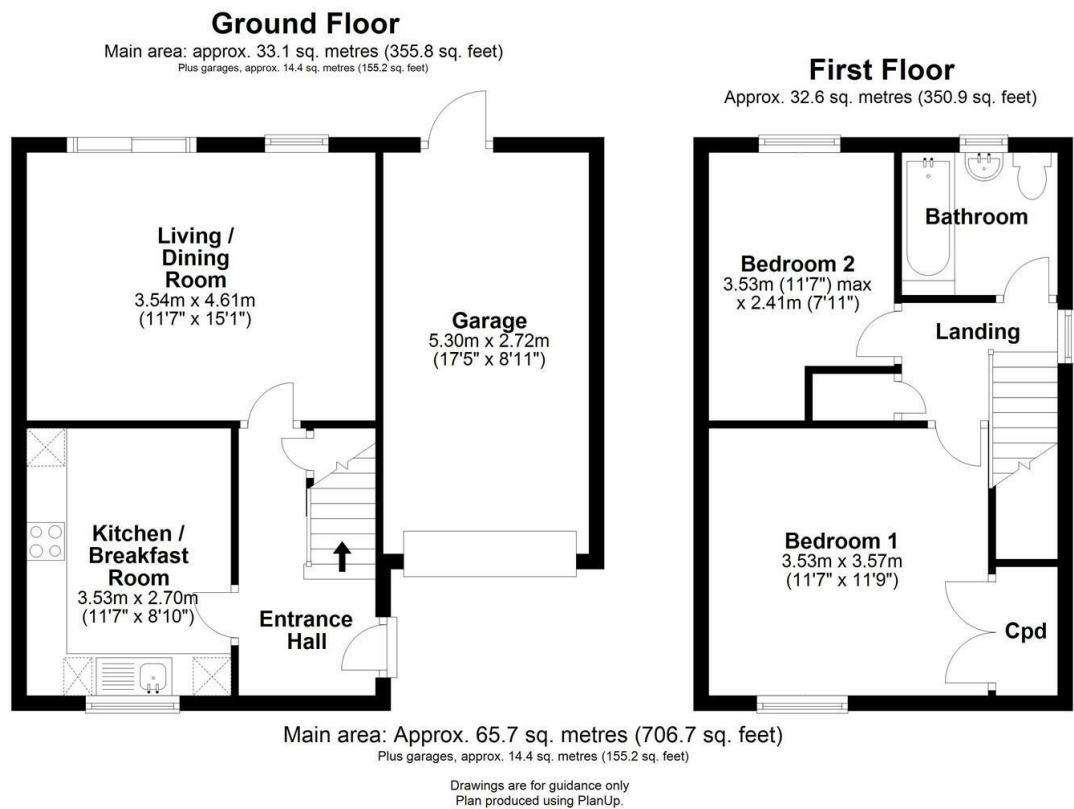
Cottenham is a large village located around 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Premier Express, Post Office and Pharmacy. In addition there are two GP Surgeries, a Dental Surgery, Library and community centre. Cottenham boasts 3 Public houses and various restaurants including an award-winning Indian Restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College.

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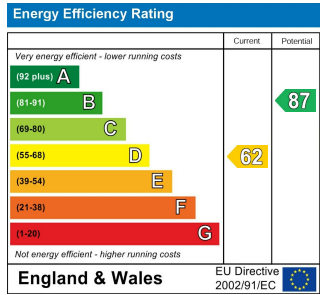
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge South Office on 01223 439 555 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C