



Hawking Way, Cottenham
CB24 8AR

Pocock + Shaw

26 Hawking Way
Cottenham
Cambridge
CB24 8AR

Built in 2019, this semi detached home is offered in immaculate order through out, being set in this small private road, with open green space to the front, off road parking with garage and a good sized rear garden.

- Reception hall
- Refitted cloaks WC
- Sitting room
- Kitchen/dining room
- Three well proportioned bedrooms
- En-suite to master bedroom
- Family bathroom
- Single garage and ample parking
- Good sized rear garden

Offers in region of £425,000



Built of traditional construction in 2019, this semi detached home is offered in immaculate order through out, being set in this small private road, with open green space to the front, just on the edge of Cottenham Village. Numerous shops and amenities are close by, along with a highly regarded primary school and Village College. The property features off road parking with garage and a good sized rear garden.

Reception hall with glazed entrance door, Staircase with built in storage beneath, oak effect flooring and door to:

Cloakroom New white suite with counter set wash basin and double cupboard beneath, enclosed cistern wc and part ceramic tiled splashback, heated towel rail /radiator.

Sitting room 16'4" x 10'7" (4.98 m x 3.23 m) Window to the front and side aspect, radiator.

Kitchen dining room 18'1" x 9'4" (5.51 m x 2.84 m) Extremely well fitted range of units set under a contrasting composite work surface, inset one and a quarter bowl single drainer stainless steel sink unit. Range of base units. Integrated dishwasher and washing machine. Fitted stainless steel four burner gas hob and matching AEG double oven. Stainless splashback and composite upstand. Fitted canopy extractor fan, window to the rear and double patio doors to the rear garden with glazed side panels. Wall mounted Ideal gas fired heating boiler.

First floor landing Single airing cupboard with hot water cylinder. Access to partly boarded loft space.

Bedroom one 10'11" x 11'9" (3.33 m x 3.58 m) Window to the rear, radiator, door to:

En-suite shower room Fitted white suite with pedestal wash basin, close coupled WC and shower cubicle and fitted shower. Part ceramic tiling to the walls. Heated towel rail/radiator, window to the side aspect.

Bedroom two 10'11" x 9'9" (3.33 m x 2.97 m) Window to the front, radiator.

Bedroom three 9'10" x 6'10" (3.00 m x 2.08 m) Window to the rear, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath, fitted mixer tap and shower above. Part ceramic tiling to the walls, heated towel rail/radiator.

Outside

The property has a small open plan front garden area, overlook an open green space. Driveway to the side leading to:

Single garage With up and over door.

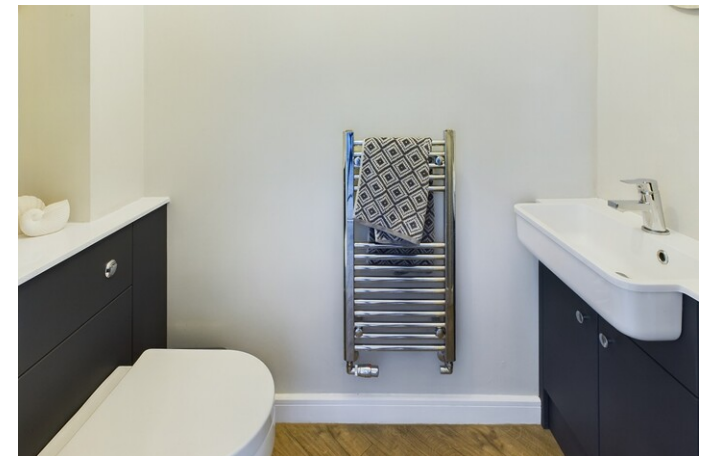
Rear garden Fully enclosed by timber fencing, patio area and lawn. Raised deck style seating area, gated pedestrian side access.

Services All mains services are connected

Tenure The property is Freehold. Annual charge of approx. £200 for maintenance of communal areas.

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



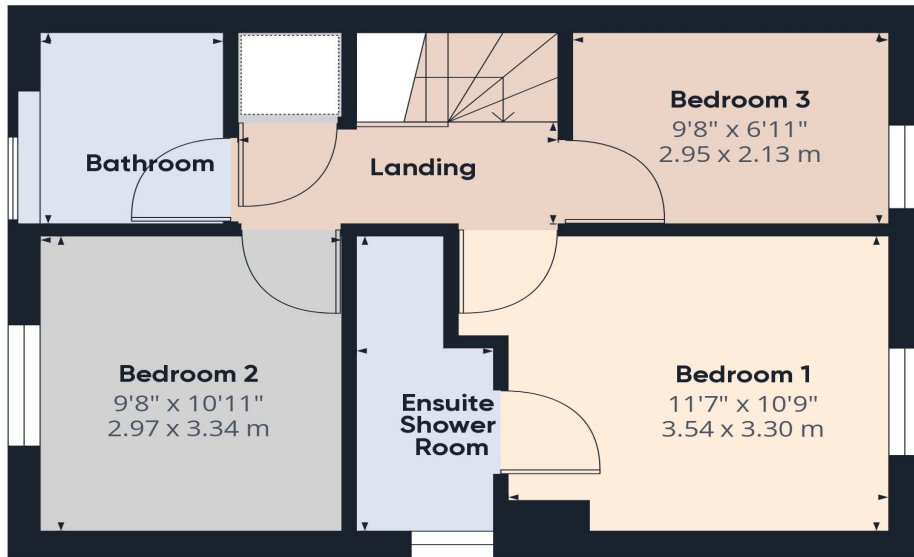


Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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

2 Dukes Court, 54-62 Newmarket Road, Cambridge CB5 8DZ 01223 322552 cambridge@pocock.co.uk www.pocock.co.uk

26 Hawking Way, Cottenham

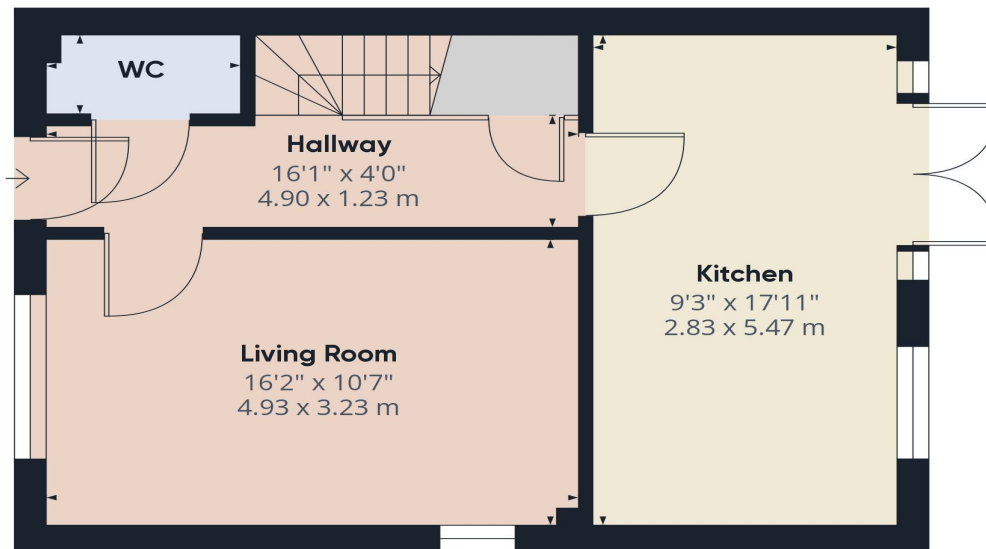


Floor 1

Approximate total area⁽¹⁾

875.49 ft²

81.34 m²



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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