



Victory Way, Cottenham  
CB24 8TG

**Pocock + Shaw**

11 Victory Way  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TG

An very good sized three bedroom home, offered in excellent order, with the benefit of a ground floor extension to the rear, and good sized south westerly facing rear garden.

- Porch and entrance hall
- Sitting room
- Dining room
- Well fitted kitchen
- Ground floor shower room
- Three bedroom
- first floor bathroom
- Off road parking to the front
- South westerly facing rear garden
- Gas fired radiator heating system

Offers in region of £357,500



A traditionally constructed three bedroom home, located just off Lambs Lane and just a short walk from the highly regarded primary school and village college. The village offers a number of shops and amenities, including a doctors surgery and Post Office.

Having been extended on the ground floor to provide a dining room or possible fourth bedroom with an en-suite shower room.

#### **Replacement double glazed entrance door to:**

**Porch** Ceramic tiled floor, window to the front. Door to:

**Reception hall** Stairs rising to the first floor with cupboard beneath. Coved cornice, wood effect flooring. Door to:

**Sitting room** 17'5" x 10'6" (5.31 m x 3.20 m) A well appointed room, with double French doors to the rear garden with windows to the rear. Feature flame effect fireplace with pine surround, wood effect flooring and coved cornice. Radiator.

**Dining room/ Bedroom 4** 11'1" x 8'2" (3.38 m x 2.49 m) Wood effect flooring, window to the side and radiator, door to:

**En-suite shower room** White fitted suite with pedestal wash basin, close coupled WC and shower with ceramic tiling to the walls and floor. Radiator.

**Rear lobby** Glazed door to the rear garden, coved cornice.

**Kitchen** 17'5" x 8'0" (5.31 m x 2.44 m) Extremely well fitted range of units with contrasting work surface, inset circular single drainer stainless steel sink unit with mixer tap. Range of base units with space and plumbing for washing machine and dishwasher. Continuation of work surface to opposing wall with breakfast bar and further range of base units, integrated fridge. Inset four burner ceramic hob and double eye level oven. Matching wall mounted cupboards with integrated extractor fan. Dresser style unit with wine rack. Ceramic tiled floor, window to the front, wall mounted Viessmann gas fired heating boiler.

**First floor landing** Window to the front, single airing cupboard housing hot water cylinder, access to loft space. Radiator

**Bedroom one** 13'11" x 8'6" (4.24 m x 2.59 m) Wood effect flooring, window to the rear and radiator, coved cornice.

**Bedroom two** 10'8" x 9'11" (3.25 m x 3.02 m) Wood effect flooring, window to the rear and radiator, coved cornice. Single fitted cupboard.

**Bedroom three** 9'5" x 7'3" (2.87 m x 2.21 m) Wood effect flooring, window to the front and radiator, coved cornice.

**Bathroom** Fitted white suite with pedestal wash basin, close coupled WC and path, mixer tap and fitted Aquastream shower. Ceramic tiling to the walls and floor, window to the front and radiator.

#### **Outside**

**Front garden** To the front there is off road parking for three vehicles, gravelled area, and pedestrian access to:

**Rear garden** A good sized south westerly facing garden, with gravelled patio, main lawn area and paved pathway. Fencing to the side and rear boundaries.

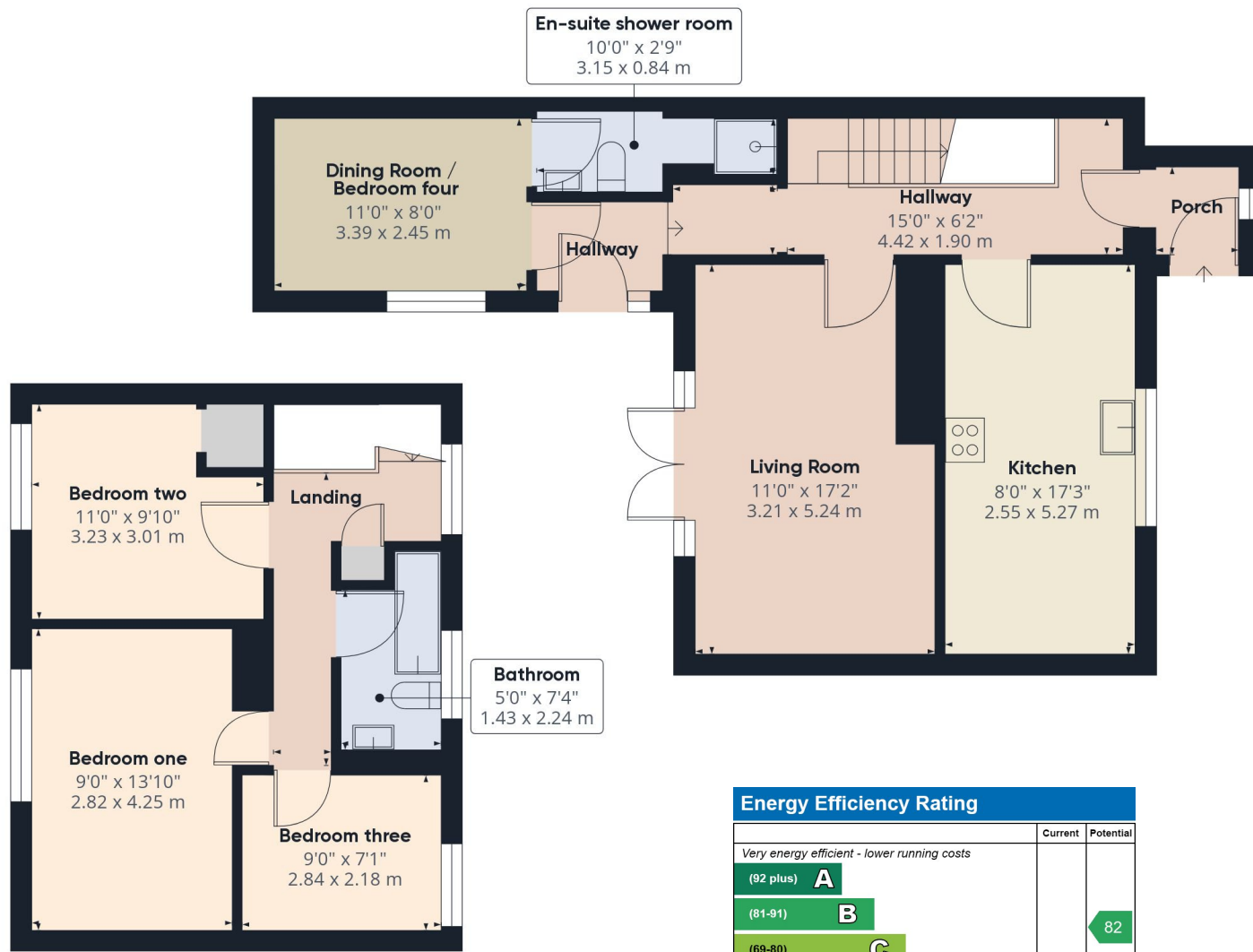
**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





**Approximate total area<sup>1</sup>**

996.95 ft<sup>2</sup>

92.62 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			

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