



Woodlark Drive, Cottenham
CB24 8XT

Pocock + Shaw

23 Woodlark Drive
Cottenham
Cambridge
Cambridgeshire
CB24 8XT

This well-appointed and spacious three bedroom home is set on a corner plot with an enclosed rear garden, private off-road driveway and garage. Sitting room and kitchen/dining room. Three first floor bedrooms with an en-suite shower room and main family bathroom.

- Entrance hall
- Cloaks WC
- Sitting room
- Kitchen dining room
- Three bedrooms
- En-suite shower room
- Family bathroom
- Front and side gardens and enclosed rear garden
- Single garage and driveway

Offers in region of £350,000



Cottenham village is just over seven miles north of Cambridge City. With a number of small shops just a short walk in the village centre along with a regular bus service into Cambridge.

Set on a corner plot just off the High Street, the property enjoys a sunny outlook, a single garage and off road parking to the rear.

Glazed entrance door to

Reception hall Oak effect floor .Radiator.

Cloaks WC Fitted suite with wall mounted wash basin, close coupled WC, window to the side and radiator.

Sitting room 15'1" x 14'8" (4.60 m x 4.47 m) Window to the side and front, radiator. Oak block flooring, stairs rising to the first floor, coved cornice. Double doors opening to:

Kitchen/dining room 15'1" x 8'6" (4.60 m x 2.59 m) Well fitted range of units set under an oak effect work surface with inset one and a half bowl single drainer sink unit, mixer tap. Continuation of wooden fronted base units. Space and plumbing for washing machine. Space for range style cooker. Part ceramic tiled splashback, glass canopy extractor fan. Window to the rear and door to the side. Double sliding patio doors to the rear garden. Oak block flooring.

First floor landing Window to the side, access to the loft space, coved cornice. Single built in airing cupboard.

Bedroom one 11'6" x 8'6" (3.51 m x 2.59 m) Window to the front and radiator, coved cornice and double fitted wardrobe.

En-suite shower room Fitted suite with pedestal wash basin, close coupled WC and shower cubicle (new shower unit). Radiator and window to the front. Part ceramic newly tiled walls.

Bedroom two 8'5" x 8'0" (2.57 m x 2.44 m) Window to the rear and radiator, coved cornice.

Bedroom three 8'0" x 6'6" (2.44 m x 1.98 m) Window to the rear and radiator, coved cornice.

Bathroom Fitted white suite with pedestal wash basin, close coupled WC and bath. Fitted mixer tap with shower. Radiator, part ceramic newly tiled walls, window to the rear.

Outside The property is set on a corner plot, with large mature shrub border to the side leading to the driveway and garage (17'9" x 9'3"). Single up and over door, courtesy door to the side.

Enclosed rear garden with main lawn, mature flower and shrub borders. Gated pedestrian side access.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band C

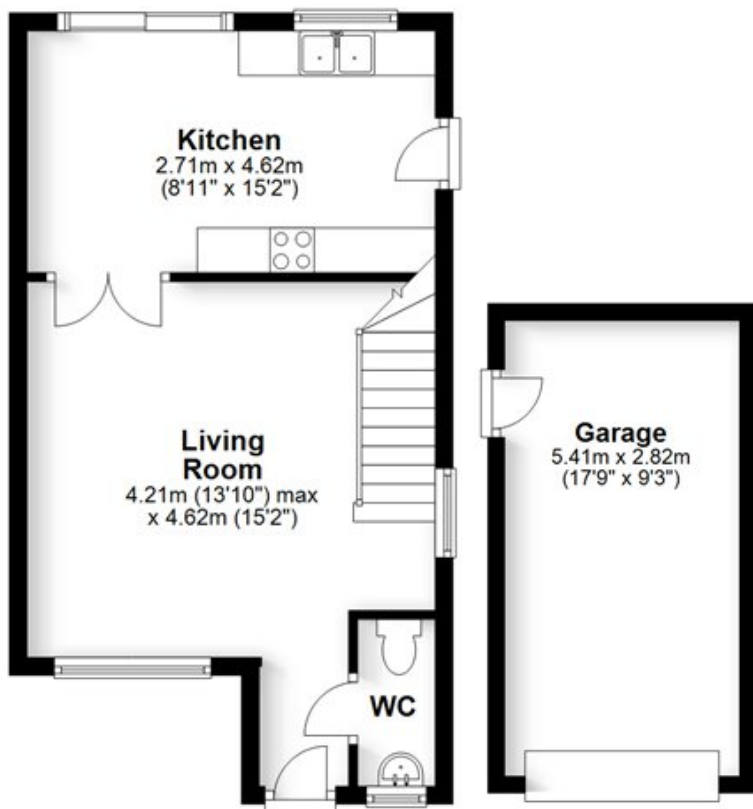
Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

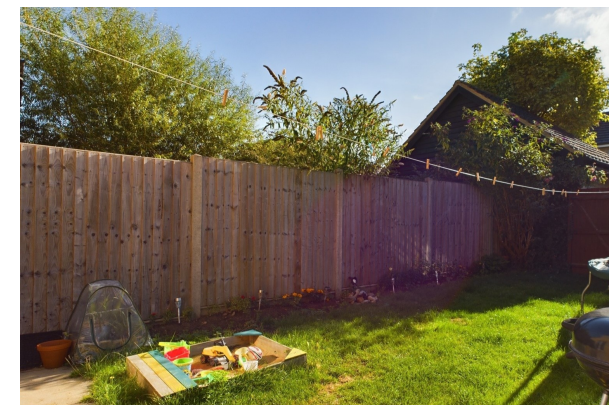
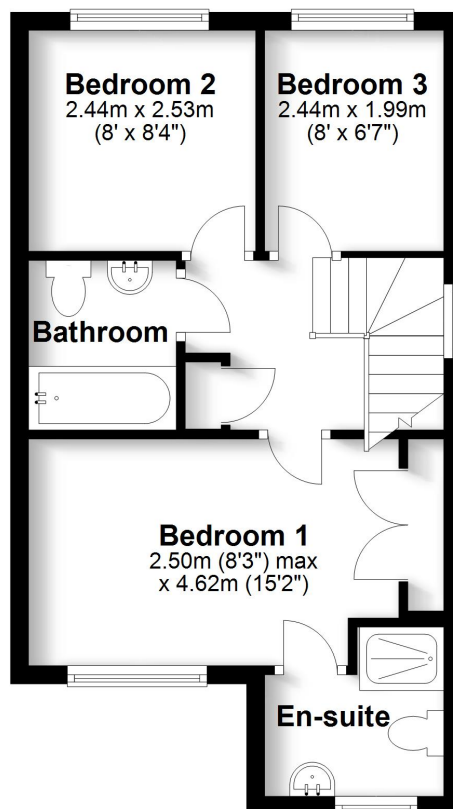
Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.1 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