



Franklin Gardens, Cottenham
CB24 8QW

Pocock+Shaw

44 Franklin Gardens
Cottenham
Cambridge
Cambridgeshire
CB24 8QW

A very well proportioned three bedroom home set on a larger than average plot, right in the heart of the village, just a short walk from the various shops and amenities.

- Entrance hall with cloaks WC
- Study area
- L shaped lounge dining room
- Fitted kitchen
- Three bedrooms
- First floor bathroom
- Single garage and parking
- Good sized landscaped gardens
- Central village location

Offers in region of £425,000



This immaculately presented, three bedroom home, is located in this residential road just off the High Street, right in the village centre. Well planned accommodation includes a reception hall with study area, and L shaped lounge dining room. There is a larger than average garden with side plot, which has been meticulously planned and landscaped.

Glazed entrance door to:

Reception hall Stairs rising to the first floor with open storage beneath, study area. Radiator. Oak effect flooring, single cupboard.

Cloak room Fitted white suite with vanity wash basin, enclosed cistern WC with tongue and groove timber front. Radiator and window to the front. Part ceramic tiled splashback.

Study area Power socket.

L shaped lounge dining room 21'5" x 11'1" (6.53 m x 3.38 m) Window to the front, and rear, two radiators, Oak effect flooring.

Fitted kitchen 11'9" x 7'4" (3.58 m x 2.24 m) Well fitted range of white fronted units set under a contrasting limed oak effect work surface, inset ceramic white one and a 1/4 bowl single drainer sink unit with single base unit. Continuation of work surface and base units, Space and plumbing for washing machine, and space for range style oven. Ceramic tiled splashback and matching wall mounted cupboards. Glass and stainless steel canopy extractor. Window to the rear and door to rear garden. Recessed spotlights to ceiling.

First floor landing Single airing cupboard with hot water cylinder and Vaillant gas fired boiler. Access to loft space,

Bedroom one 11'2" x 8'10" (3.40 m x 2.69 m) Radiator and window to the front, range of fitted floor to ceiling sliding wardrobes to one wall, further single built in wardrobe.

Bedroom two 11'3" x 8'10" (3.43 m x 2.69 m) Radiator and window to the side.

Bedroom three 9'10" x 7'5" (3.00 m x 2.26 m) Radiator and window to the rear.

Bathroom Refitted white suite with vanity wash basin, single cupboard beneath, enclosed cistern wc and bath. Fitted mixer tap and shower. Heated towel rail/radiator. Window to the front.

Outside

Front garden Hedge to the front boundary, with paved path way and driveway. Lawned area with gated pedestrian access to the rear garden.

Single garage With double doors to the front, at present divided to allow for a small music studio and work shop. Door to rear garden, power and light connected.

Rear garden Beautifully landscaped, with main composite raised deck area. Paved patio and path with brick detail. Timber sleepers to raised lawn area. Flower and shrub borders. Several mature shrubs and bushes. Large side lawn area, gravelled bin store. Fencing and trellis to the side and rear boundaries.

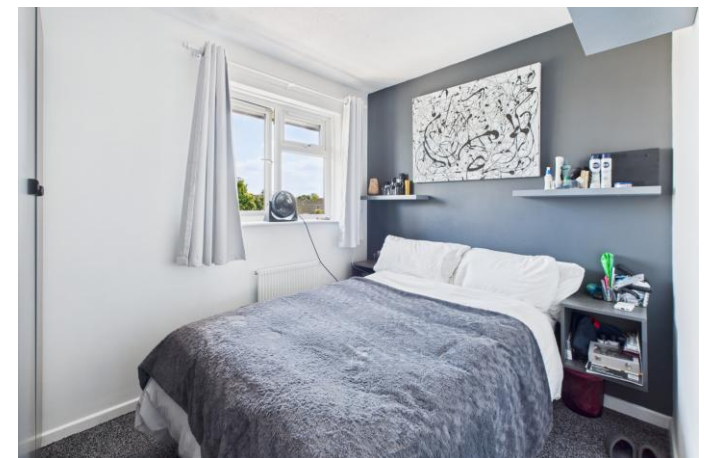
Services All mains services are connected

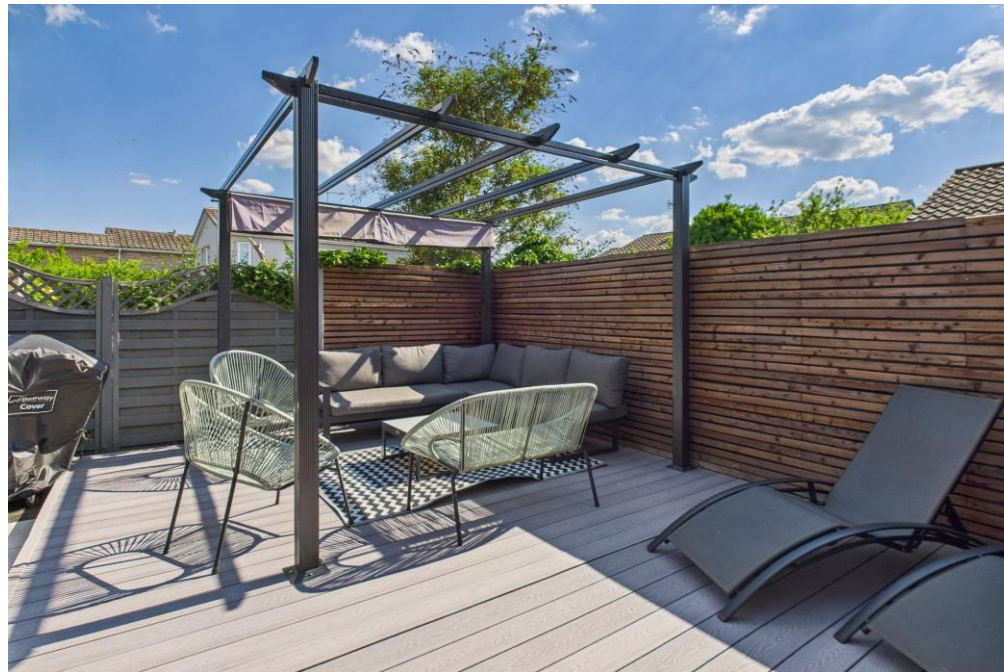
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

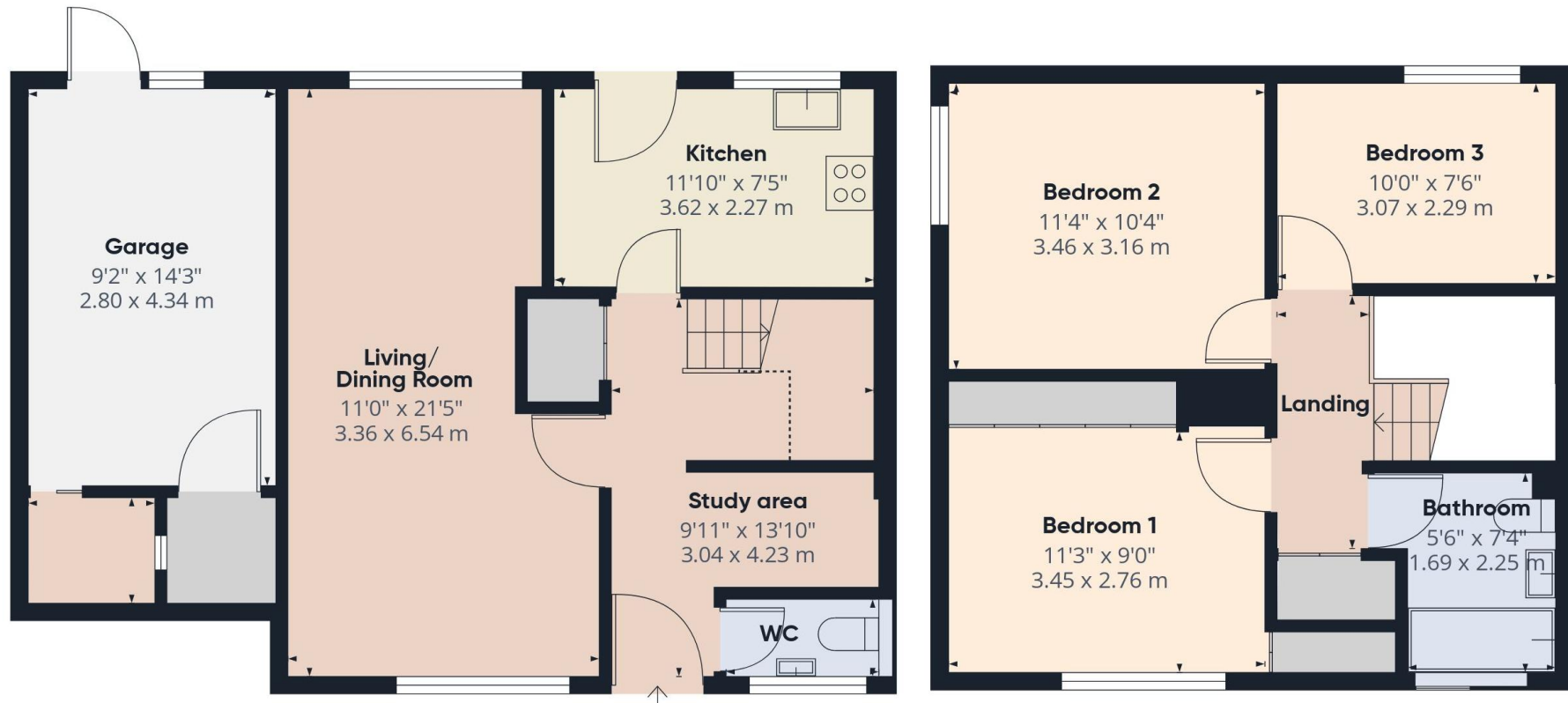
EPC awaited





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Approximate total area

1013 ft²

94.2 m²

Reduced headroom

25 ft²

2.3 m²

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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