



Kingfisher Way, Cottenham
CB24 8XN

Pocock+Shaw

24 Kingfisher Way
Cottenham
Cambridge
CB24 8XN

A three bedroom home in a popular residential cul de sac just off the High Street. With enclosed rear garden.

- Entrance hall
- Cloaks WC
- Sitting room
- Kitchen dining room
- Three bedrooms
- En-suite shower room to main bedroom
- Family bathroom
- Enclosed rear garden
- No onward chain

Offers in region of £318,500



A well proportioned three bedroom home located on a corner plot at the end of this residential close. With sitting room, kitchen dining room, three bedrooms, en-suite shower room and family bathroom. Two parking spaces located close by in a block.

The village High Street is a short walk way and offers a range of shops and amenities, highly regarded primary school and village college. No upward chain.

Part glazed entrance door to:

Entrance Hall Door to:

Cloaks WC Fitted suite, wall mounted wash basin and close coupled WC, part ceramic tiled splashback and radiator. Window to the side.

Sitting Room 15'2" x 14'0" (4.62 m x 4.27 m) Window to the front and side aspect, radiator, stairs rising to the first floor.

Kitchen Dining Room 15'2" x 8'2" (4.62 m x 2.49 m) Fitted range of units with contrasting work surface. Single drainer sink unit and mixer tap. Matching range of base and wall units. Inset gas hob and single oven. Space and plumbing for washing machine. Glazed door to the side, and double sliding patio doors to the rear garden.

Landing Access to loft space.

Bedroom one 11'5" x 8'7" (3.48 m x 2.63 m) Window to the front, radiator, double fitted wardrobe. Door to:

En-suite shower room Fitted suite with pedestal wash basin, close coupled WC and single shower cubicle. Window to the front and radiator.

Bedroom two 8'6" x 7'11" (2.59 m x 2.41 m) Window to the rear, radiator.

Bedroom three 7'7" x 6'6" (2.31 m x 1.98 m) Window to the rear radiator.

Bathroom Fitted suite with pedestal wash basin, close coupled WC and bath, part ceramic tiled splashback and radiator.

Outside To the front there are ornamental wrought iron railings, small front and side garden area. Gated pedestrian rear access to an enclosed lawned garden, patio, 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approximate total area

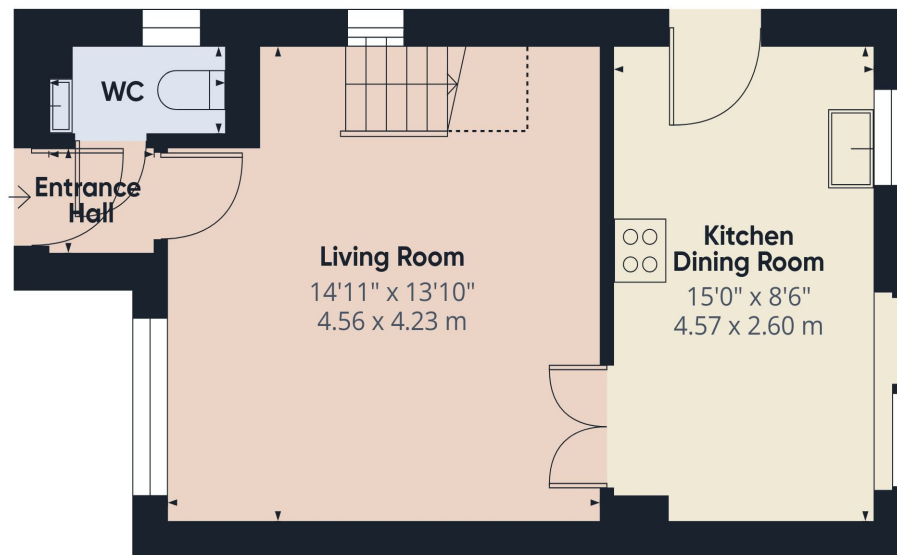
696 ft²

64.7 m²

Reduced headroom

13 ft²

1.2 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