



Brenda Gautrey Way, Cottenham
CB24 8XW

Pocock+Shaw

11 Brenda Gautrey Way
Cottenham
Cambridge
CB24 8XW

A stylish three bedroom semi detached family home situated on this sought after development and offering easy access to the centre of this thriving village

- Immaculate three bedroom semi
- Enclosed rear garden
- Gas heating and double glazed windows
- Garage and parking
- Stylish refitted kitchen and bathroom
- Popular development
- Close to the centre of the village

Offers Around £350,000



Cottenham is a large and thriving village situated about 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops, pharmacy, doctors surgeries, dental Surgery, library, primary school and Village College, impressive 13th century parish church, community centre and pubs. The village is well placed for access to major road routes and is within reach of the main line stations at Cambridge North and Waterbeach which provide direct links into Cambridge and London Kings Cross.

Entrance hall Double glazed door to the side, radiator an stairs to the first floor

Cloakroom WC, wash basin, double glazed window to the side, radiator

Living room 12'8" x 14'10" (3.85 m x 4.51 m) Double glazed window to the front, radiator, multi paned double doors to the dining room

Dining room 8'3" x 10'9" (2.52 m x 3.28 m) Double glazed French doors to the garden, double glazed window to the side, radiator, under stairs storage cupboard

Kitchen 7'4" x 10'7" (2.24 m x 3.22 m) A comprehensive range of refitted wall and base units, extensive working surfaced with inset gas hob and oven under, stainless canopy hood over, sink with mixer tap, plumbing for the washing machine, tiled splashbacks, dishwasher, double glazed window to the rear

First floor landing Double glazed window to the side, loft access, airing cupboard with hot water cylinder

Bedroom 1 9'2" x 11'5" (2.79 m x 3.48 m) Range of fitted wardrobes to one wall, double glazed window to the rear, radiator

Bedroom 2 8'4" x 12'0" (2.53 m x 3.66 m) Double glazed window to the front, radiator

Bedroom 3 7'5" x 7'6" (2.26 m x 2.28 m) Double glazed window to the front, radiator

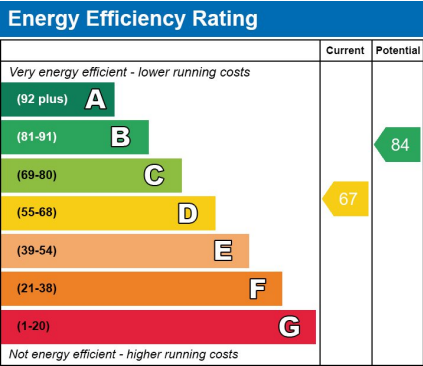
Bathroom Attractive refitted suite comprising, panel bath with fitted shower screen, mixer tap with drenching shower head over, WC, wash basin, double glazed window to the rear, attractive tiling

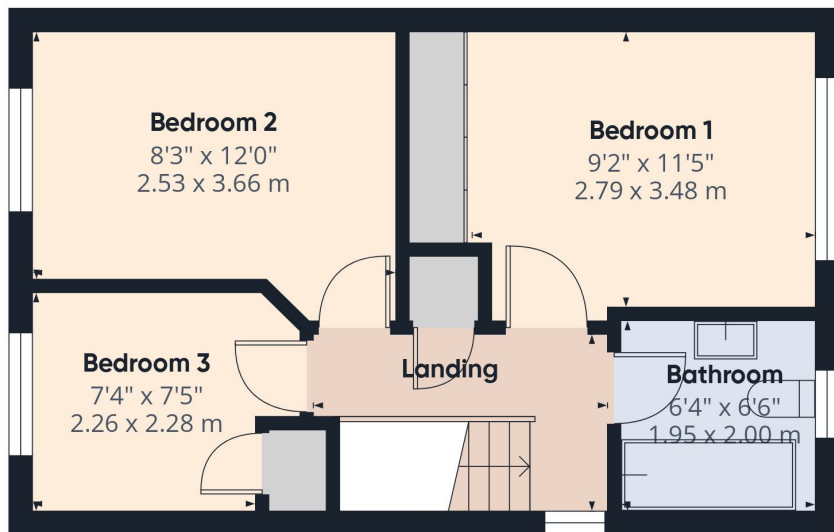
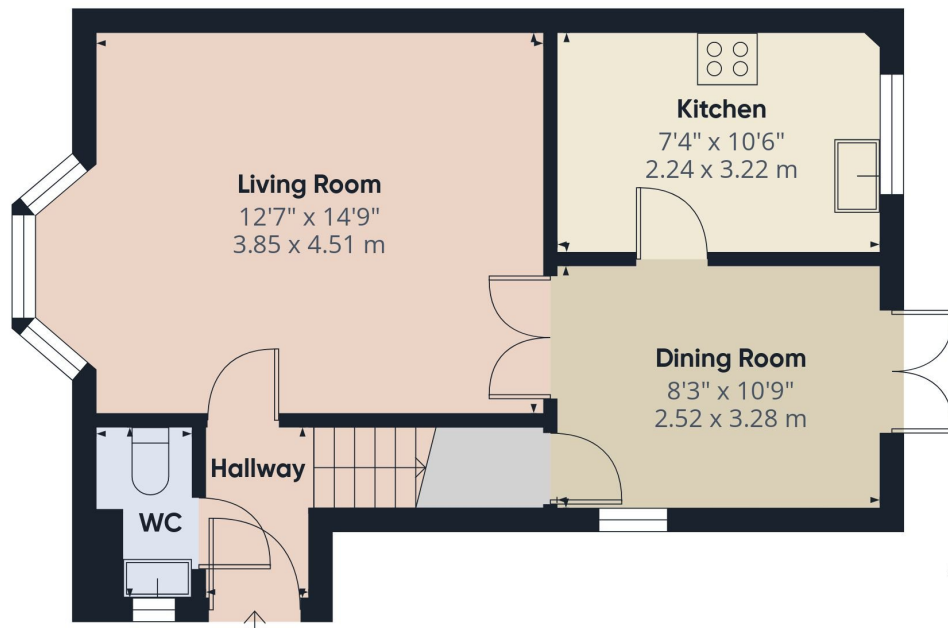
Outside The rear garden extends to approx. 30ft and is south east facing. The area is low maintenance with attractive paved patio and further gravelled seating area. There is a gated pedestrian access to the side along with an outside tap. There is a parking area and garage with up and over door located just to the side of no.9

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

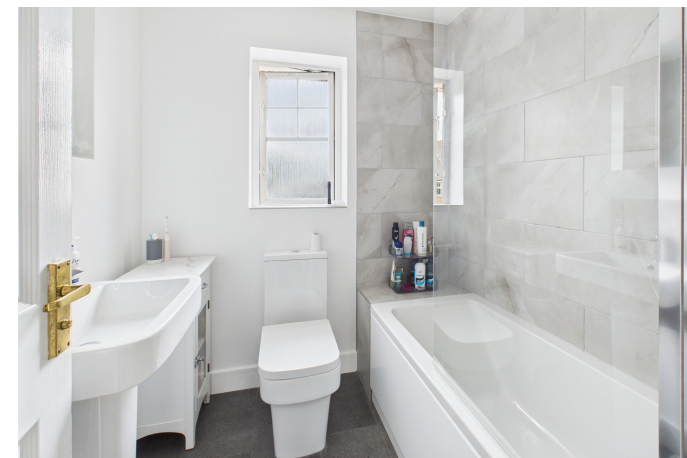




Approximate total area

798 ft²

74.3 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