GRAY TOYNBEE



17 Woodlark Drive

Cottenham, CB24 8XT

Guide price £325,000

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17 Woodlark Drive

Cottenham, CB24 8XT

- 3 bedrooms
- Detached garage
- South east facing garden
- Popular village location

A bright and spacious 3 bedroom end of terrace property, with off road parking, detached garage and south-east facing garden.

The property is entered via a welcoming entrance hall, offering useful space for coats and shoes, with a separate cloakroom fitted with a WC and wash hand basin. A door leads into the bright, front-facing living room, while stairs rise to the first floor.

Beyond the living room is a spacious kitchen/dining room, providing ample space for a family dining table and chairs. The kitchen is fitted with a range of wall and base units, a gas hob, electric oven and space and plumbing for additional freestanding appliances. Sliding patio doors open directly onto the fully enclosed, south-east-facing rear garden.

To the first floor are three bedrooms. The master bedroom benefits from an en-suite shower room, comprising a shower cubicle, WC and vanity unit. A recessed area above the stairs has been cleverly utilised to provide useful wardrobe space. There are two further bedrooms to the rear, together with a family bathroom fitted with a shower enclosure, wash hand basin, WC and space and plumbing for a washing machine.

Externally, the property enjoys a fully enclosed rear garden with a















combination of decking, patio and lawned areas, providing an ideal space for outdoor entertaining and relaxation. Side access leads to the parking area, where the property benefits from an allocated parking space and a detached garage. The garage is further equipped with power and lighting.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

Satnav:CB24 8XT
What3Words: ///revisits.drums.blackmail





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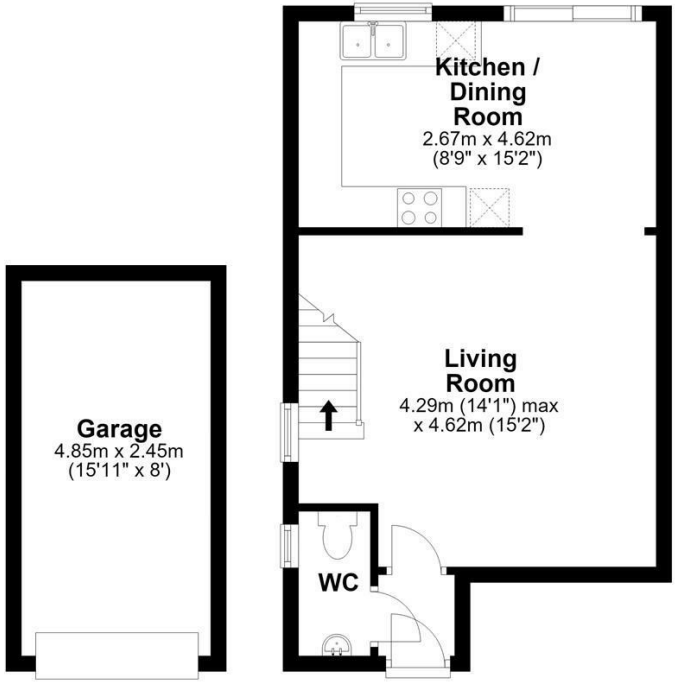
Ground Floor

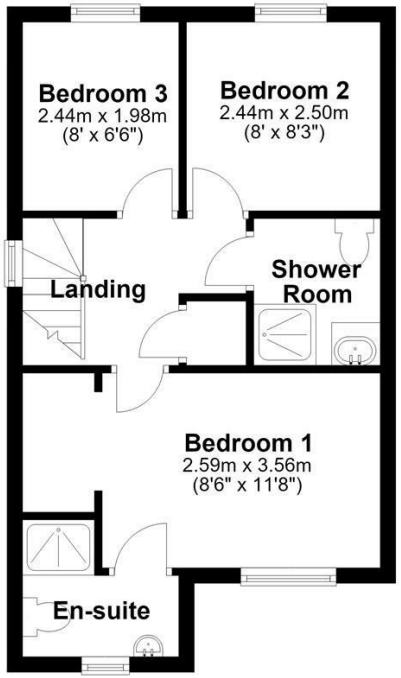
Main area: approx. 34.9 sq. metres (376.1 sq. feet)

Plus garages, approx. 11.9 sq. metres (127.8 sq. feet)



First Floor

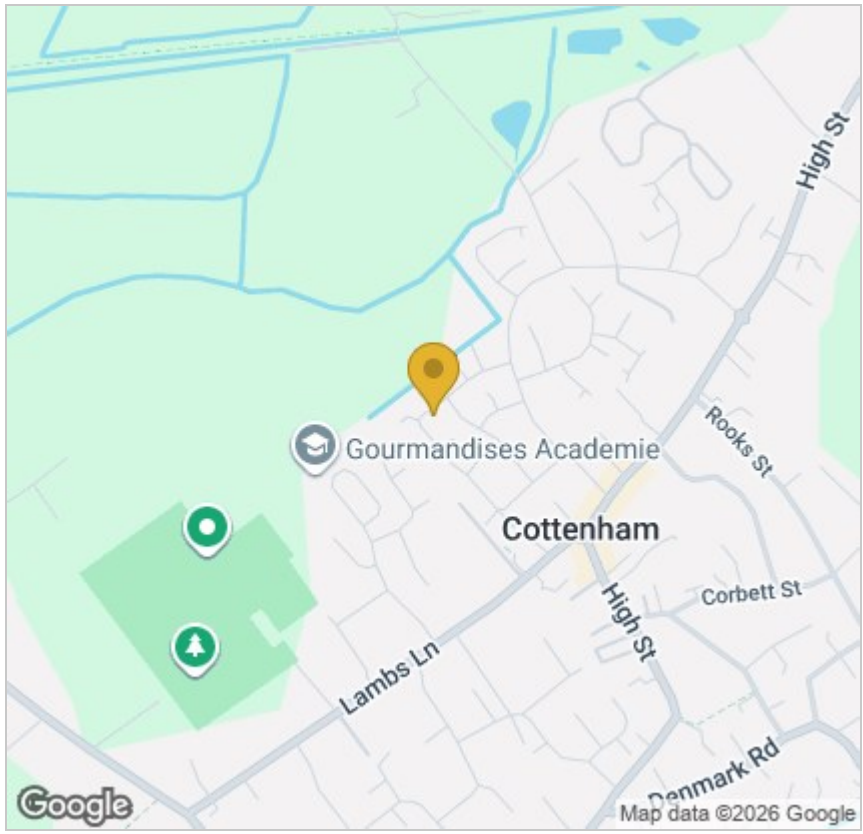
Approx. 35.0 sq. metres (376.8 sq. feet)



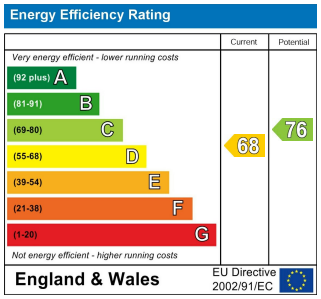
Main area: Approx. 70.0 sq. metres (753.0 sq. feet)

Plus garages, approx. 11.9 sq. metres (127.8 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Freehold

Council tax band: C

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