



Park Cottages, Park Lane, Fen Drayton  
CB24 4SW

Pocock + Shaw

2 Park Cottages  
Park Lane  
Fen Drayton  
Cambridge  
Cambridgeshire  
CB24 4SW

Set in beautifully maintained mature grounds, with a plot of approx 245', this very spacious and well proportioned three bedroom home is offered in immaculate order throughout, ideally located in the select private road.

- Dining room
- Sitting room
- Study area
- Kitchen family room
- Utility room with cloaks WC
- Three bedrooms
- En-suite to main bedroom and family bathroom
- Lovely mature gardens
- Summer house
- Solar panels and EV charging point

Offers in region of £550,000



Set in well maintained mature grounds, with a plot of approx 245', this very spacious and well proportioned three bedroom home is offered in immaculate order throughout, ideally located in the select private road.

Fen Drayton is a small village to the north of Cambridge City, with good access to the A14 and M11. The village of Fenstanton is close by, which offers a small village store. St Ives is just under four miles away, and is on the main Guided Bus route connecting Huntingdon to Cambridge.

**Canopy porch** Part glazed entrance door to:

**Entrance hall** Stairs rising to the first floor, radiator, wood effect flooring, opening to

**Lobby/Study area** Radiator, coved cornice and continuation of wood effect flooring.

**Sitting room** 17'8" x 10'11" (5.38 m x 3.33 m) Bay window to the front, radiator, brick fireplace and surround.

**Dining room** 10'9" x 10'9" (3.28 m x 3.28 m) Window to the front, radiator.

**Kitchen family room** 23'10" x 9'1" (7.29 m x 2.79 m) A spacious room, with window to the rear, and double patio doors to the rear garden. Kitchen area is well fitted with gloss fronted units set under a contrasting light oak effect work surface. Inset composite one and a quarter bowl single drainer sink unit with mixer tap. Integrated dishwasher, fridge and freezer. Space for range style cooker, canopy extractor above. Contrasting wall mounted cupboards, coved cornice, spotlights to ceiling.

**Utility room** 10'8" x 6'2" (3.25 m x 1.88 m) Fitted work surface with inset ceramic one and a quarter bowl single drainer sink unit, base unit, and adjacent expanse of matching work surface, with space and plumbing for washing machine, matching wall mounted cupboards, window to the side and door to side garden. Ceramic tiled floor, door to:

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

**Landing** Window to the rear, single fitted storage cupboard.

**Bedroom one** 13'9" x 10'10" (4.19 m x 3.30 m) Window to the front, radiator. Door to bedroom three. Opening to:

**En-suite shower room** Fitted suite with vanity wash basin, enclosed cistern WC, corner tiled shower cubicle.

**Bedroom two** 11'5" x 10'11" (3.48 m x 3.33 m) Window to the front, radiator, coved cornice and dado rail.

**Bedroom three** 9'9" x 6'6" (2.97 m x 1.98 m) Window to the rear, radiator. Door to bedroom one.

**Bathroom** Fitted suite with corner bath and fitted Victorian style mixer tap with shower unit, pedestal wash basin and close coupled WC, half ceramic tiling to the walls, window to the rear, heated towel rail radiator. Wall lights.

### Outside

**Front garden** A lovely well tended garden approx 90' in depth, with lawn, gravelled driveway providing off road parking for numerous vehicles, EV charging point, outside taps and electrical socket. Several mature trees and shrubs. Flower and shrub borders. Solar panels to front (leased and installed 2011).

**Double garage** 17'6" x 16'9" (5.33 m x 5.11 m) Two translucent up and over doors, courtesy door to the side, power and light connected.

**Rear garden** A beautifully tended and landscaped garden of approx 135' in depth, main patio area with outside tap and electrical socket, and paved pathway. Well tended and stocked flower and shrub borders, several mature tree's and bushes. Two sheds (to remain). Small Japanese style seating area with gravel. Conifer hedge to main boundaries.



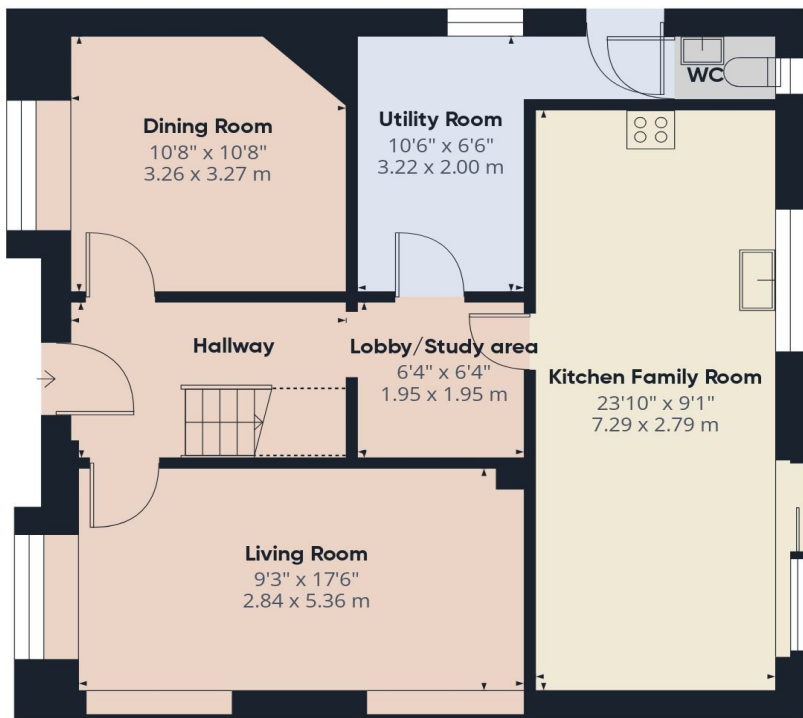
**Summer house** 17'8" x 9'8" (5.38 m x 2.95 m) Timber with a pitched roof, window to the front and glazed door, power and light connected. Timber deck to the front and side and external electrical socket.

**Tenure** The property is Freehold. Park Lane Management Company maintain private road at a cost of £40pcm.

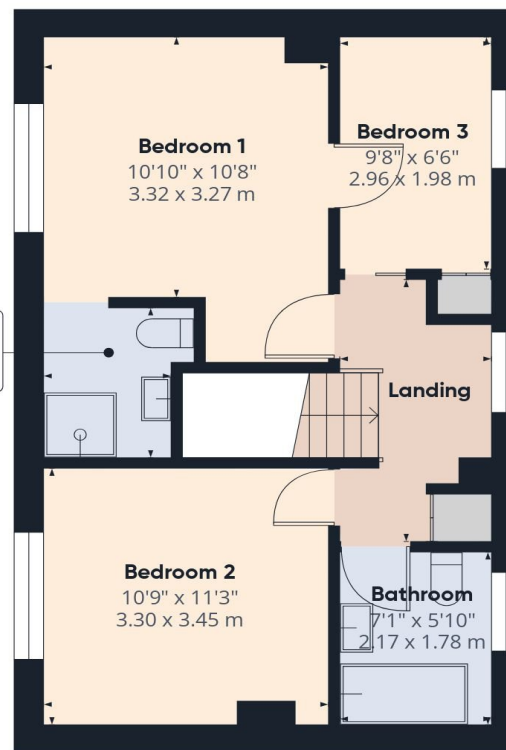
**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw. Please note that this property is being sold under section 21 of the Estate Agency act, the seller is an employee of Pocock and Shaw





**En-suite shower**  
6'0" x 5'0"  
1.85 x 1.53 m



**Approximate total area**

1666 ft<sup>2</sup>

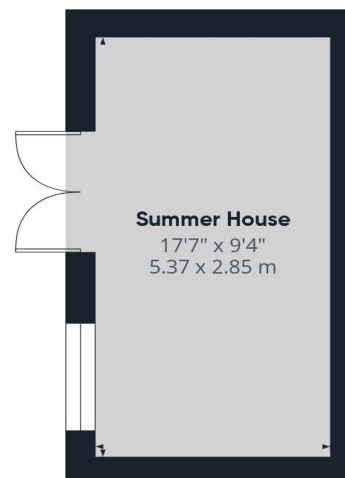
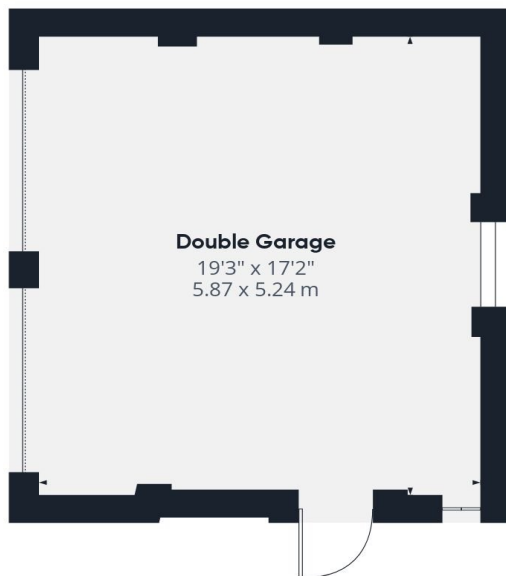
154.8 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(Including Garage + Summer House)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	87	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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. (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