GRAY TOYNBEE



34 Clarke Close

Cottenham, CB24 8AU

Guide price £350,000

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Cottenham, CB24 8AU

- No chain
- Solar panels
- Driveway parking
- Enclosed rear garden

A modern thee-bedroom semi-detached property, benefiting from off-street parking and an enclosed rear garden, and offered with no onward chain.

Upon entering, the accommodation comprises an entrance hall providing access to the main living area, complete with a cloakroom. The living room is a generous size with a window to the front aspect and a useful understairs storage cupboard. The well-appointed kitchen/dining area is fitted with a range of wall and base units with worksurfaces over, incorporating integrated appliances including an oven and gas hob, with further space for additional appliances.

Upstairs there are three bedrooms. The principal bedroom benefits from an ensuite shower room and a built in storage cupboard, whilst the remaining two bedrooms enjoy views over the rear garden. The family bathroom is fitted with a bath with shower over, WC, basin and heated towel rail.















Externally, the property benefits from a driveway providing off-road parking for two vehicles, with the added benefit of an EV charging point. The rear garden can be accessed via a secure side gate or through the property itself. The garden is designed for low maintenance and is predominantly laid to patio with artificial grass.

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.

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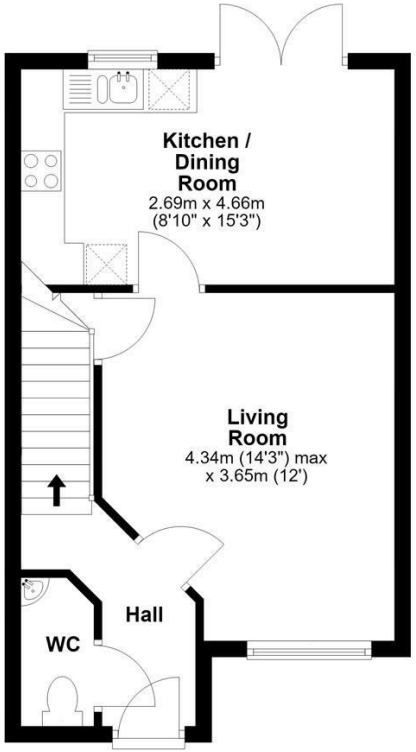




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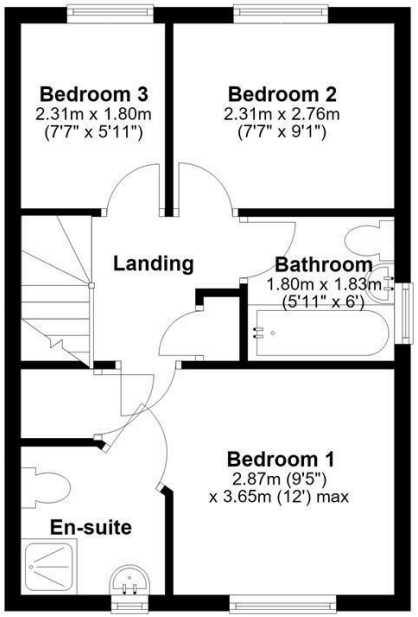
Ground Floor

Approx. 35.5 sq. metres (382.3 sq. feet)



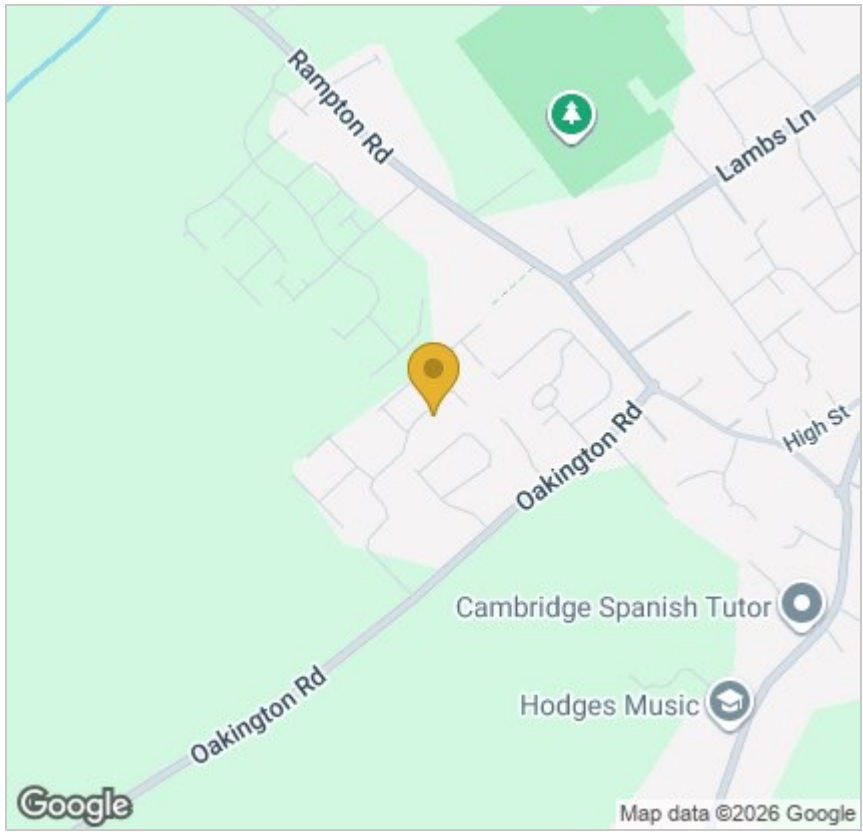
First Floor

Approx. 33.2 sq. metres (357.3 sq. feet)

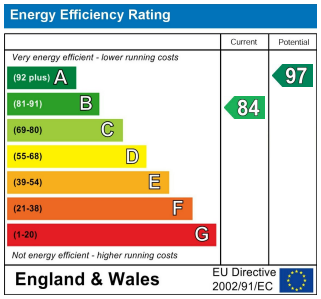


Total area: approx. 68.7 sq. metres (739.6 sq. feet)

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

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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