

Hawking Way, Cottenham
CB24 8AR

Pocock + Shaw

3 Hawking Way
Cottenham
Cambridge
Cambridgeshire
CB24 8AR

A superbly presented three bedroom semi detached home, built in 2019 and ideally located in a small residential area on the edge of the village, a short distance from the shops and schools.

- Hall with cloaks WC
- Kitchen dining room
- Sitting room
- Three bedrooms
- First floor bathroom
- Off road parking to side
- Enclosed rear garden

Offers in region of £375,000









Hawking Road is a small residential road just off Rampton Road, a short distance from the main village, which offers schools and shops. Being superbly presented with three bedrooms, hallway with cloaks WC, kitchen/dining room and spacious sitting room.

Canopy porch Glazed entrance door:

Entrance hall Stairs rising to the first floor, ceramic tiled floor, radiator, door to:

Cloaks WC White suite with wash basin and close coupled wc and part ceramic tiled splashback, radiator.

Sitting room 15'4" x 11'4" (4.67 m x 3.45 m) Window to the side, double French doors opening to the rear garden. Radiator and understairs cupboard.

Kitchen dining room 13'9" x 8'1" (4.19 m x 2.46 m) Fitted range of units set under a contrasting work surface, inset one and a quarter bowl single drainer stainless steel sink unit. Range of base units. Integrated dishwasher and washing machine. Fitted stainless steel four burner gas hob and matching Zanussi double oven. Matching wall mounted cupboards. Stainless splashback and composite upstand. Fitted canopy extractor fan, window to front.

First floor landing Over stairs cupboard and single airing cupboard.

Bedroom one 12'1" x 8'7" (3.68 m x 2.62 m) Window to the rear, with an outlook toward open land. Double radiator.

Bedroom two 12'7" x 8'8" (3.84 m x 2.64 m) Window to the front, radiator.

Bedroom three 8'6" x 6'6" (2.59 m x 1.98 m) Window to the rear, radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled wc and bath, fitted mixer tap and shower above. Part ceramic tiling to the walls, radiator.

Outside To the front there is a small open plan garden area, block paved driveway to the side providing off road parking for two vehicles. Gated pedestrian access to the rear garden. With lawn, raised flower borders, patio. Timber fencing to the side and rear boundaries.

Services All mains services are connected.

Tenure The property is Freehold. Annual service charge for maintenance to communal areas of approx £280 pa

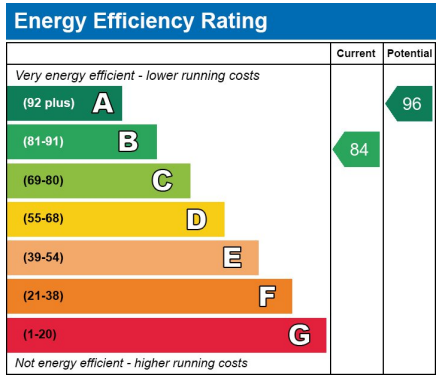
Council Tax Band C

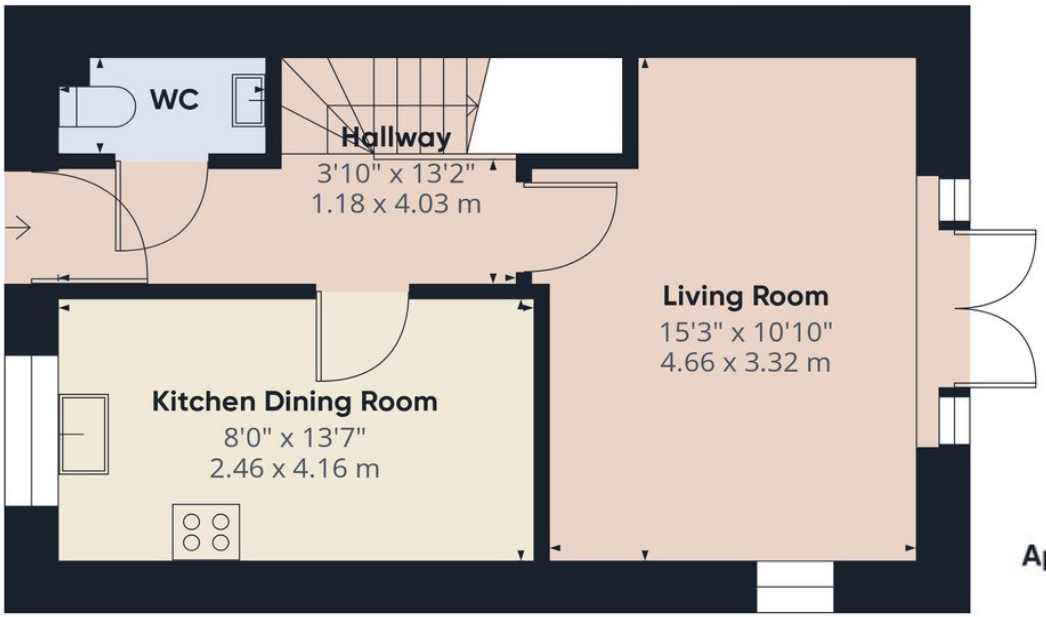
Viewing By Arrangement with Pocock + Shaw

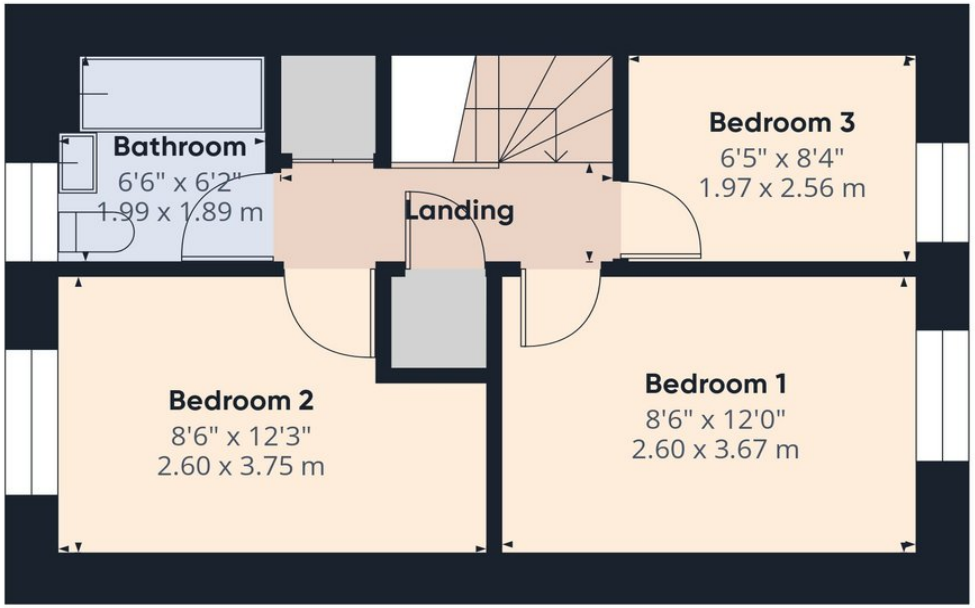












Approximate total area

720 ft²

66.8 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

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