



Kingfisher Way, Cottenham
CB24 8XN

Pocock+Shaw

2 Kingfisher Way
Cottenham
Cambridge
Cambridgeshire
CB24 8XN

An immaculately presented three bedroom home in this residential cul de sac close to the village centre. With a well appointed sitting room, kitchen dining room and three first floor bedrooms. Enclosed rear garden and parking to the side.

- Entrance hall
- Cloaks WC
- Sitting room
- Well fitted kitchen/dining room
- Landing
- Three bedrooms
- First floor refitted shower room
- Gas radiator heating system
- Enclosed rear garden
- Off road parking
- **No Onward Chain**

Offers in region of £325,000



Located on the popular "Birds" estate just off the High Street, this three bedroom home is offered in immaculate order throughout. With a well appointed sitting room, fitted kitchen dining room, three bedrooms and refitted first floor shower room.

The village centre is just a short walk and offers a range of shops, Indian restaurant, pubs, and highly regarded primary school and Village College.

Glazed entrance door to:

Entrance hall Attractive Oak effect flooring, door to:

Cloaks WC Fitted suite with wash basin, single cupboard beneath, close coupled WC, heated towel rail/radiator. Window to the side. Part ceramic tiling to the walls.

Sitting room 15'1" x 13'8" (4.60 m x 4.17 m) Wind Composite ornamental fire surround and mantle, with flame effect fire. Windows to the front and side, stairs rising to the first floor, continuation of Oak effect flooring. Coved cornice and double radiator. Opening to:

Kitchen dining room 15'1" x 9'5" (4.60 m x 2.87 m) Attractive shaker style units, set under a contrasting work surface, inset single drainer stainless steel sink unit. Continuation of work surface, four burner induction hob, stainless steel single oven, and canopy extractor above. Integrated dishwasher, space and plumbing for washing machine. Oak effect flooring. Window to the rear, double French doors to the rear garden, and glazed door to the side. Wall mounted central heating boiler. Radiator, recessed spotlights to the ceiling.

Landing Window to the side, access to loft space, single airing cupboard.

Bedroom one 15'2" x 12'7" (4.62 m x 3.84 m) Two windows to the front, radiator, recessed spotlights to the ceiling.

Bedroom two 8'5" x 8'2" (2.57 m x 2.49 m) Window to the rear, radiator, beech effect laminate flooring.

Bedroom three 8'1" x 6'6" (2.46 m x 1.98 m) Window to the rear, radiator, beech effect laminate flooring, fitted floor to ceiling panel glide double wardrobe.

Shower room Refitted white suite, vanity wash basin with cupboard beneath, close coupled WC, and double walk in shower. Heated towel rail radiator. Part ceramic tiling to the walls.

Outside To the front of the property, there is a small enclosed garden area with paved pathway and bin store area.

There is a good sized rear garden, fully enclosed with timber fencing. Flower and shrub borders, patio area, gated pedestrian side access.

Communal car parking area, with two allocated spaces.

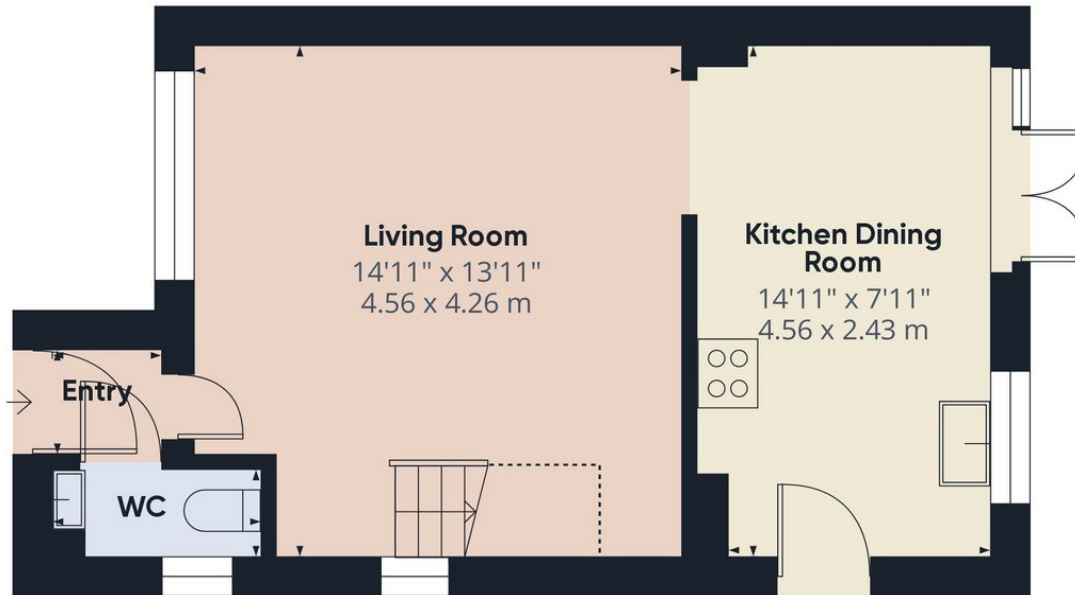
Services All mains services are connected

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

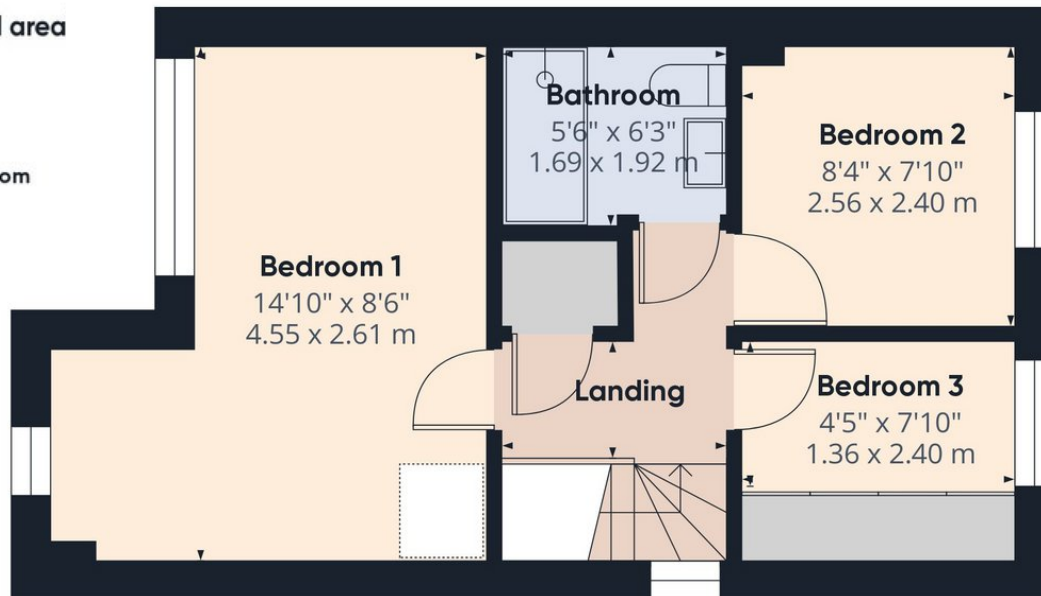
696.88 ft²

64.74 m²

Reduced headroom

15.49 ft²

1.44 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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