



Victory Way, Cottenham, Cambridge, Cambridgeshire  
CB24 8TG

**Pocock + Shaw**

17 Victory Way  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TG

An extended semi detached four bedroom home, in a small residential cul de sac, with large rear garden and off road parking.

- Porch and entrance hall
- Sitting room
- Kitchen dining room
- Study
- Ground floor shower
- Conservatory
- Four bedrooms
- Bathroom
- Large rear garden
- Off road parking

Offers in region of £450,000



Victory Way is a very popular residential road, just off Lambs Lane, being a short walk from the highly regarded primary school, High Street and shops. The property has been extended to offer four bedrooms and a ground floor study. There is a large rear garden and off road parking.

**Glazed entrance door to:**

**Porch** Radiator, Internal door to

**Entrance hall** Stairs rising to the first floor, radiator, open to rear lobby, door to garden. Single cupboard housing hot water cylinder.

**Shower wet room** Fitted suite with vanity wash basin, enclosed cistern WC and shower area, ceramic tiling in part to walls.

**Study** 8'1" x 9'4" (2.49 m x 2.85 m) Single boiler cupboard, window to the rear. Beech laminate flooring.

**Kitchen dining room** 17'2" x 8'2" (5.24 m x 2.51 m) Fitted units with work surface, inset ceramic white one and a quarter bowl single drainer sink unit, mixer tap. Range of base units, five burner gas hob and double oven, stainless steel canopy extractor. Windows to the front, recessed spotlights. Oak effect laminate flooring.

**Sitting room** 17'6" x 9'3" (5.33 m x 2.82 m) Oak effect laminate flooring, feature fireplace with wood burning stove, wood surround. Double radiator, double sliding patio doors to:

**Conservatory** 11'11" x 10'10" (3.64 m x 3.33 m) Double glazed windows to the rear and side, double French doors to the rear garden.

**First floor landing** Window to the front, single cupboard.

**Bedroom one** 11'10" x 9'4" (3.61 m x 2.84 m) Two windows to the front, radiator.

**Bedroom two** 9'3" x 8'5" (2.82 m x 2.57 m) Window to the rear, radiator, built in over stairs cupboard.

**Bedroom three** 10'6" x 10'0" (3.20 m x 3.05 m) Window to the rear, radiator.

**Bedroom four** 9'10" x 6'10" (3.00 m x 2.08 m) Window to the rear, radiator.

**Bathroom** White suite, wall mounted wash basin, close coupled WC, bath with shower above, part ceramic tiled splashback. Heated towel rail radiator, window to the front.

**Outside** To the front there is a block paved driveway providing ample off road parking, gated covered side store and passageway to the rear garden of approx 90' in depth, paved pathway and lawn. Mature hedge to the side boundaries. Timber summer house.

**Tenure** The property is Freehold

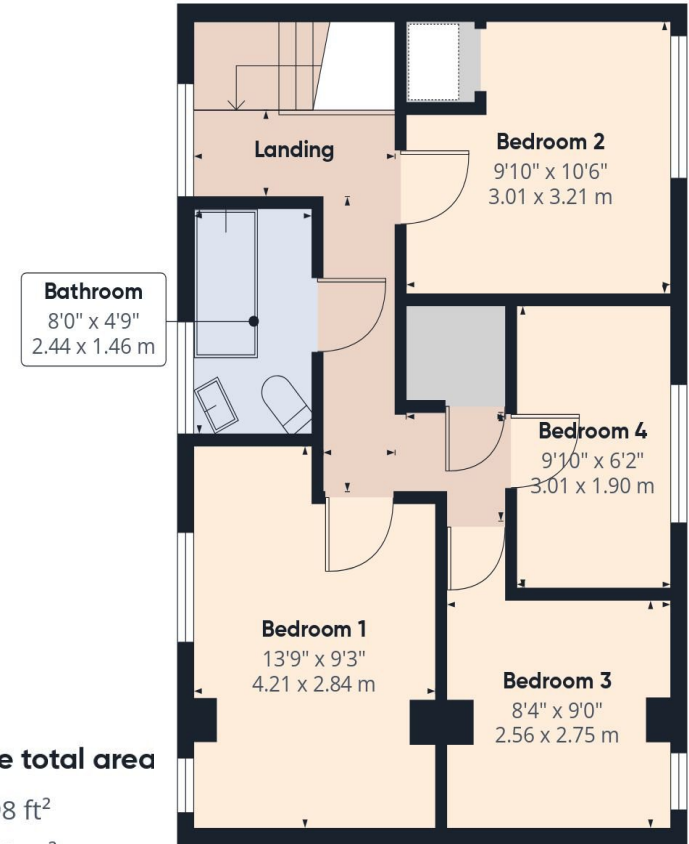
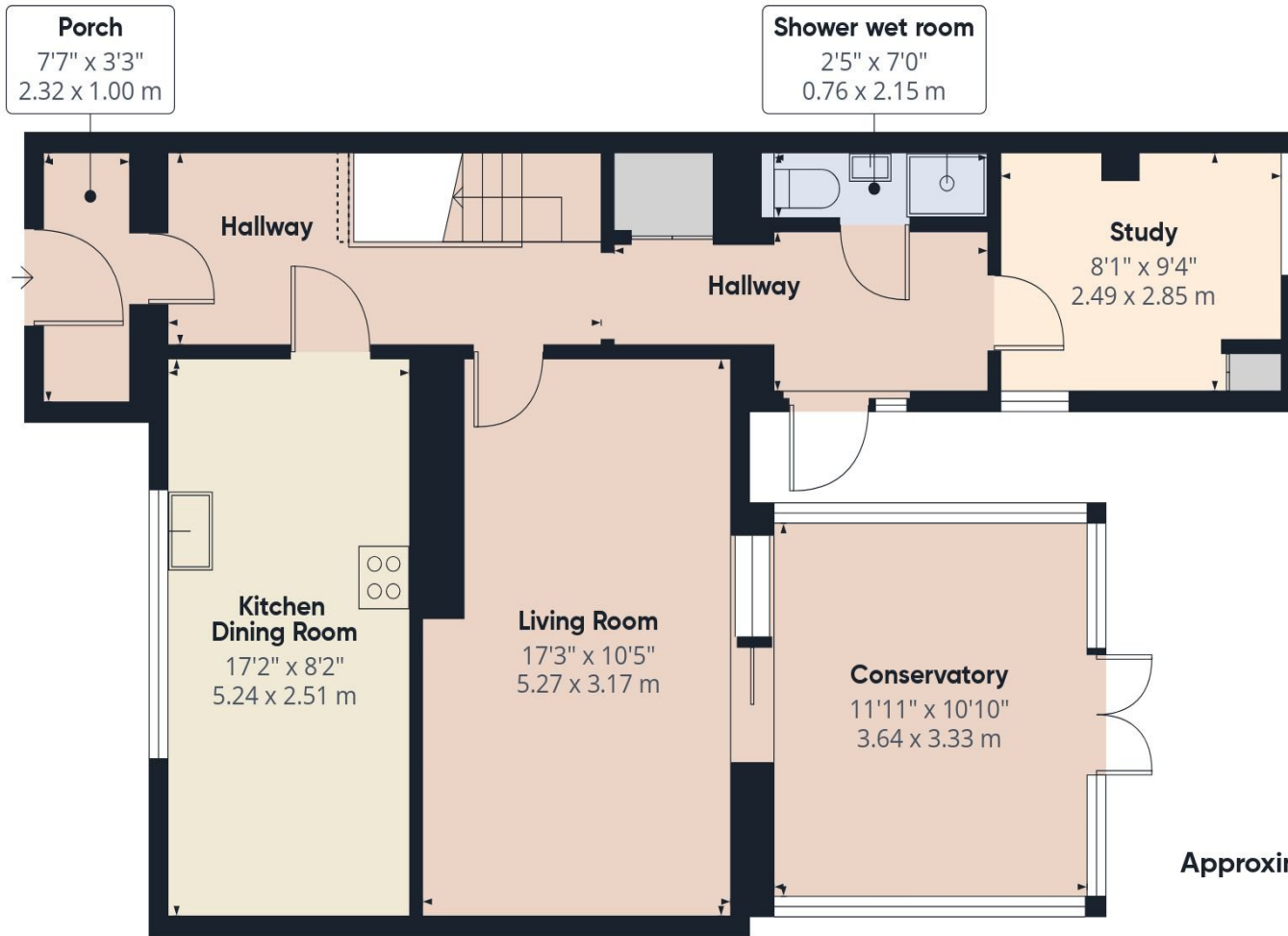
**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



EPC awaited





**Approximate total area**

1198 ft<sup>2</sup>

111.3 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>



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