



30 Woodlark Drive
Cottenham, CB24 8XT

Guide price £480,000



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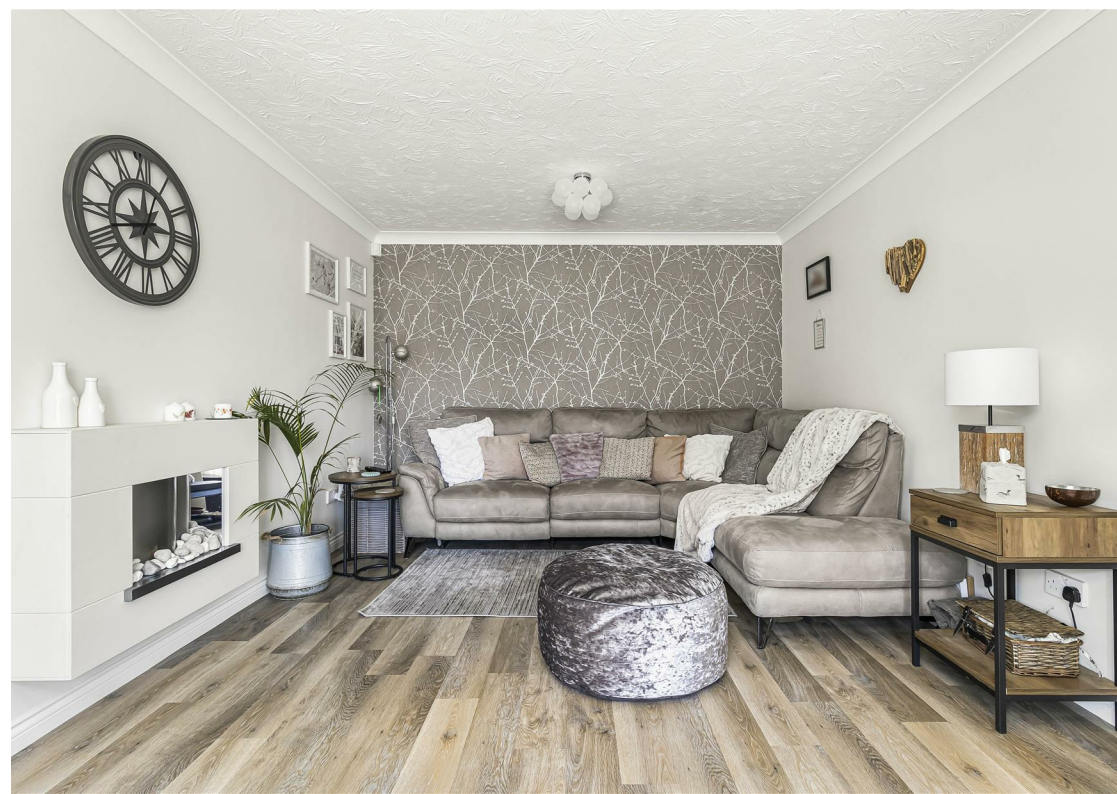
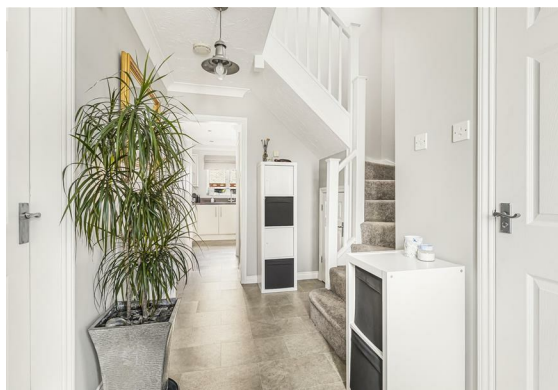
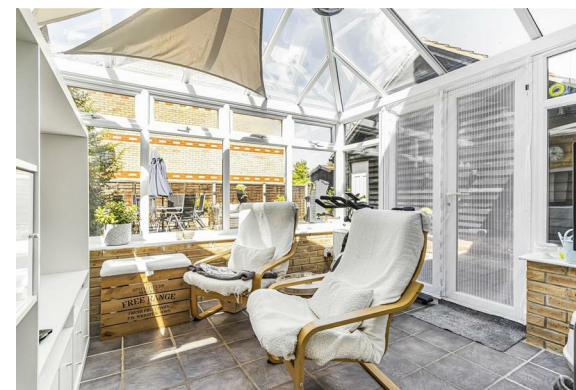
Cottenham, CB24 8XT

- Detached family home
- 4 bedrooms
- 2 bathrooms
- Beautifully presented
- Garage and garden

An immaculately presented and improved 4-bedroom family home with spacious and well-planned accommodation, situated in a popular residential development within convenient reach of local amenities.

There is a bright and spacious hallway, with the staircase, storage cupboard and a cloakroom. The living room is a great size with views to the front of the property and a contemporary electric fire. To the rear of the property is a wonderful open plan kitchen/breakfast room which overlooks a formal dining area. The kitchen is fitted with attractive wall and base units with integrated appliances which include a 5 ring gas hob with floating extractor hood above, a waist-height double oven, dishwasher and full-height fridge/freezer. A separate utility room houses space for a washing machine and dryer, and there are matching fitted wall and base units, and a door leading to the side of the property.

A conservatory with underfloor heating and doors leading to the





garden completes the ground floor.

On the first floor, the landing again is spacious with access to a loft, there is a useful airing cupboard with fitted shelving, and the window to side benefits from an electric roller blind for ease.

There are 4 bedrooms, 2 of which are excellent doubles, and the master bedroom has fitted wardrobes and an ensuite shower room. The family bathroom has been modernised and provides a large bath with shower over, WC and handwash basin.

Outside, there is a paved driveway to the side with parking for two cars as well as a garage with an up and over door, power, light and useful storage space above. Gated side access leads to a large enclosed rear garden which is principally paved for low maintenance. There is a large raised decked area perfect for Alfresco dining.

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. SatNav: CB24 8XT What3Words: ///streetcar.hill.timeless

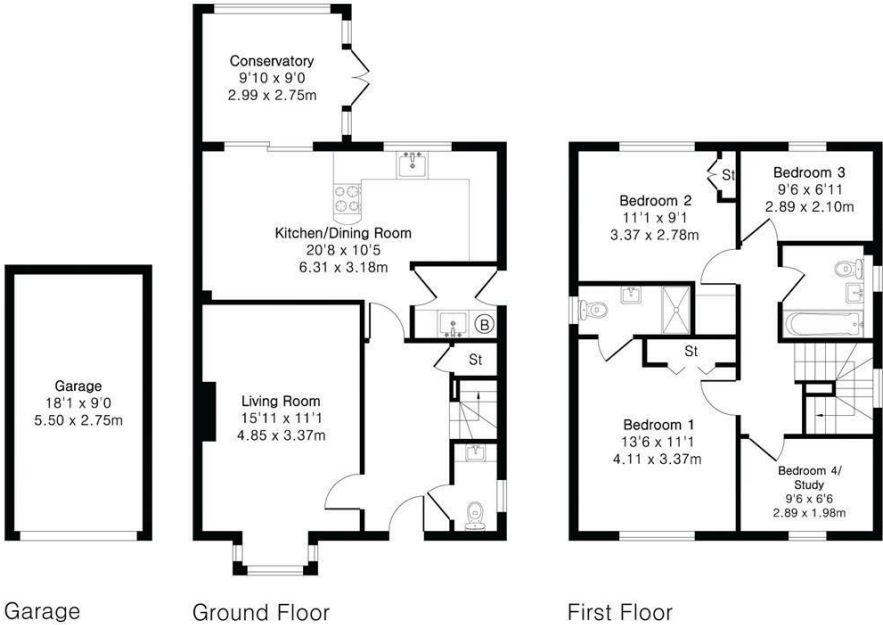


**Approximate Gross Internal Area 1210 sq ft - 112 sq m
(Excluding Garage)**

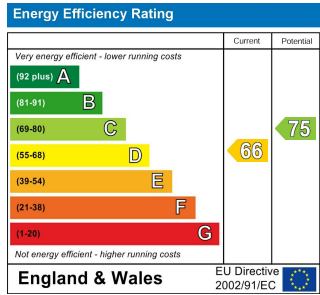
Ground Floor Area 658 sq ft – 61 sq m

First Floor Area 552 sq ft – 51 sq m

Garage Area 163 sq ft – 15 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: E

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