



Wilkin Walk, Cottenham  
CB24 8TS

Pocock+Shaw



32 Wilkin Walk  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8TS

A very spacious two bedroom home, located in a traffic free position and very close to the heart of the village. With a larger than average corner plot, approx 65' rear garden, with garage and two parking spaces to the rear.

- Hall
- Lounge dining room
- Fitted kitchen
- Conservatory style rear lobby
- Landing
- Two double bedrooms
- First floor bathroom
- Gas radiator heating system
- 65' approx rear garden
- Single garage and driveway offering 2 spaces

Offers in region of £315,000





Wilkin Walk is a walkway very close to the heart of the village, a short walk from the High Street with several shops, primary school, and Village College. Set on a larger than average corner plot, approx 65' rear garden, with garage and two parking spaces to the rear. Ample space to the side to possibly extend stpp.

**Glazed entrance door to:**

**Entrance hall** Stairs rising to the first floor, picture window to the side. Door to:

**Sitting room** 12'11" x 11'9" (3.94 m x 3.58 m) Built in under stairs storage cupboard, window to the front, double radiator, opening to:

**Dining area** 8'8" x 7'10" (2.64 m x 2.39 m) Picture window to the rear, double radiator, door to kitchen and door to:

**Conservatory rear lobby** 8'10" x 6'4" (2.69 m x 1.93 m) Glazed doors to the side and rear, tiled floor.

**Kitchen** 8'7" x 6'10" (2.62 m x 2.08 m) Well fitted range of units with work surface, inset one and quarter bowl single drainer sink unit, range of base units. Four burner gas hob, with matching single oven and extractor. Wall mounted eye level cupboards, and ceramic tiled splashback. Wine rack, window to the rear, space and plumbing for washing machine.

**Landing** Window to the side, access to loft space.

**Bedroom one** 11'11" x 11'9" (3.63 m x 3.58 m) Window to the front, double radiator, doubled louvre front wardrobe and built in over stairs cupboard.

**Bedroom two** 9'6" x 7'11" (2.90 m x 2.41 m) Window to the rear, double radiator.

**Bathroom** Fitted white suite with pedestal wash basin, close coupled wc and bath, window to the rear, radiator.

**Outside** To the front, there is a large open plan lawned area, paved pathway, gated pedestrian rear access. A rear garden of approx 65' in length with side plot, lawn, flower and shrub borders. Pedestrian rear access

opening to the driveway providing off road parking for two vehicles, leading to single garage with up and over door.

**Services** All mains services are connected

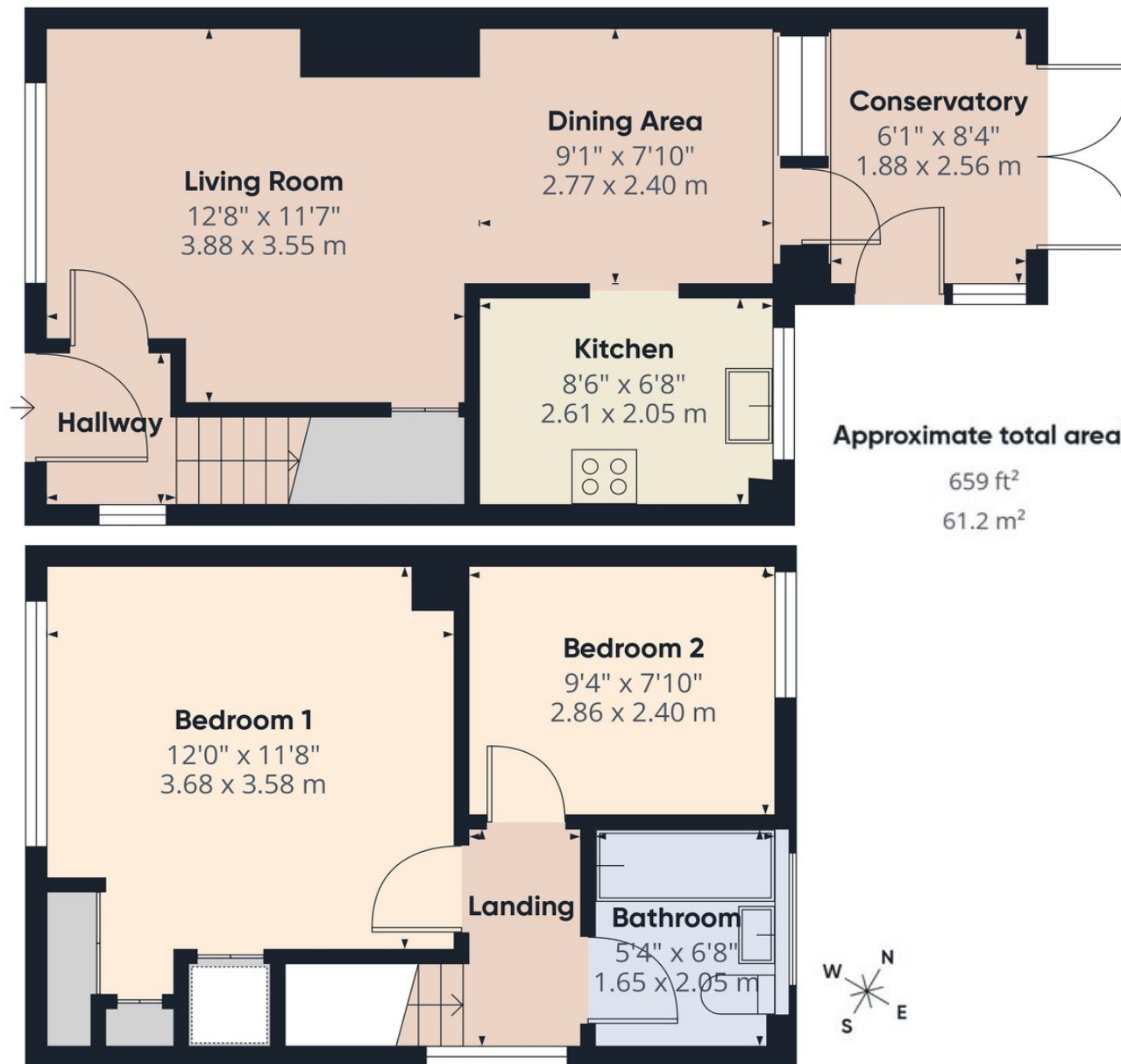
**Tenure** The property is Freehold

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw







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