



Wilkin Walk, Cottenham
CB24 8TS

Pocock + Shaw

37 Wilkin Walk
Cottenham
Cambridge
Cambridgeshire
CB24 8TS

This traditional family home has been significantly extended to offer four bedrooms, an impressive living room, dining room and kitchen breakfast room. With a south facing rear garden and single garage, close to the village centre.

- Reception hall
- Cloaks WC
- Kitchen breakfast room
- Dining room
- Large sitting room
- Four bedrooms, plus study/ dressing room
- First floor shower room and main family bathroom
- Enclosed side and rear gardens
- Solar panels (installed Dec 2023)
- Single garage

Offers in region of £445,000



An impressive four bedroom family home, in a traffic free position close to the heart of the village. Having been significantly extended to provide a large living room, dining room and kitchen breakfast room. Four main bedrooms with an additional study/ dressing room. Enclosed south facing rear garden and corner plot, single garage to the rear.

Glazed entrance door to:

Reception hall Full volume ceiling with Velux rooflight, stairs rising to the first floor with large built in cupboard beneath, ceramic tiled floor, radiator. Single cupboard, with plumbing for washing machine and space for dryer.

Cloaks WC Fitted suite with vanity wash basin, enclosed cistern WC, ceramic tiled floor, window to the front and recessed spotlights to the ceiling.

Dining room 13'5" x 10'10" (4.09 m x 3.30 m) Oak floor, glazed door and side panel to the rear garden, window to the rear, double radiator. Door to:

Living room 23'0" x 16'3" (7.01 m x 4.95 m) An impressive room, with media wall, windows to the front and rear. Glazed doors with glazed side panels to side and rear gardens. Radiator, recessed spotlights to the ceiling.

Kitchen breakfast room 12'6" x 8'6" (3.81 m x 2.59 m) Shaker style range of fitted units with work surface, inset one and a quarter bowl single drainer stainless steel sink unit and mixer tap. Range of base units, integrated dishwasher, integrated Bosch oven and microwave/combi oven, inset Bosch five burner gas hob, glass and stainless steel canopy extractor fan. Range of matching wall mounted cupboards. Window to the front and sliding patio doors to the rear. Recessed spotlights to ceiling.

Landing Window to the front, single airing cupboard with hot water cylinder. Access to loft space.

Bedroom one 13'1" x 10'4" (3.99 m x 3.15 m) Radiator, window to the rear, double fitted mirrored wardrobe. Door to:

Study/ dressing room 13'1" x 6'1" (3.99 m x 1.85 m) Window to the rear, two double fitted wardrobes, radiator.

Bedroom two 11'1" x 10'3" (3.38 m x 3.12 m) Window to the rear, radiator.

Bedroom three 14'1" x 8'4" (4.29 m x 2.54 m) Window to the rear, radiator.

Bedroom four 9'3" x 8'4" (2.82 m x 2.54 m) Window to the side, radiator.

Bathroom Fitted suite with counter set wash basin, double cupboard beneath, enclosed cistern wc, bath with shower above, window to the front, heated towel rail radiator.

Shower room Fitted suite with pedestal wash basin, close coupled WC and corner shower cubicle. Fully tiled, heated towel rail radiator, window to the front.

Outside Wilkin Walk is a traffic free location, with gated pedestrian access to the rear and side gardens. Main garden area is lawned with timber decked patio and paved pathway. Flower and shrub borders, cold water tap, gated access to the rear car park and garage. Side garden area, with timber covered pergola, raised patio seating area.

Single garage with up and over door and power and lighting connected located to the rear.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



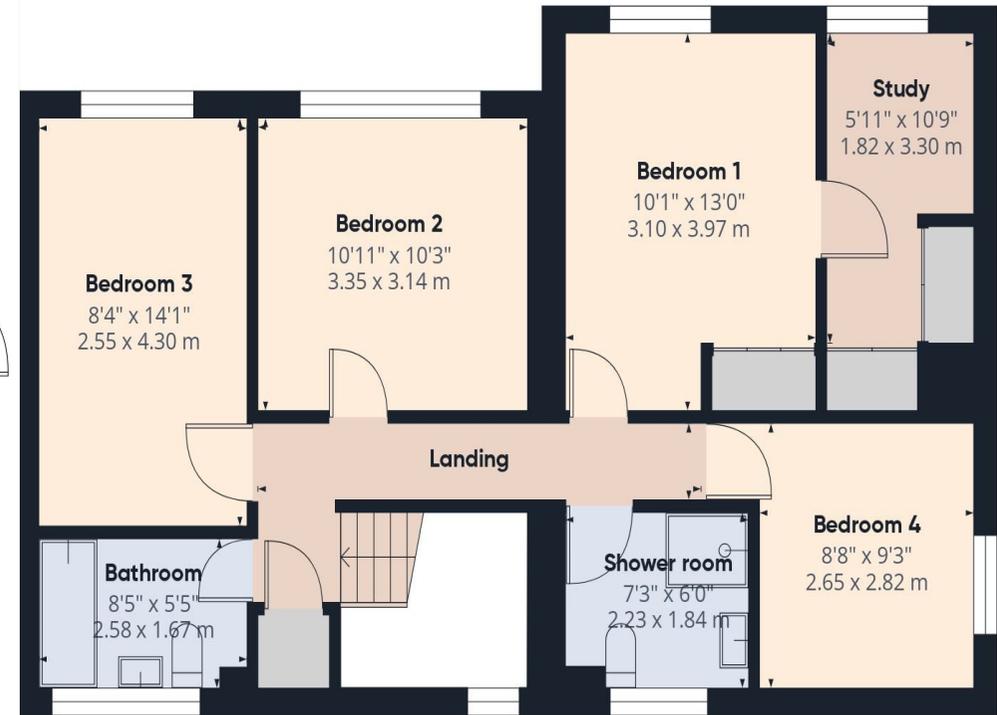
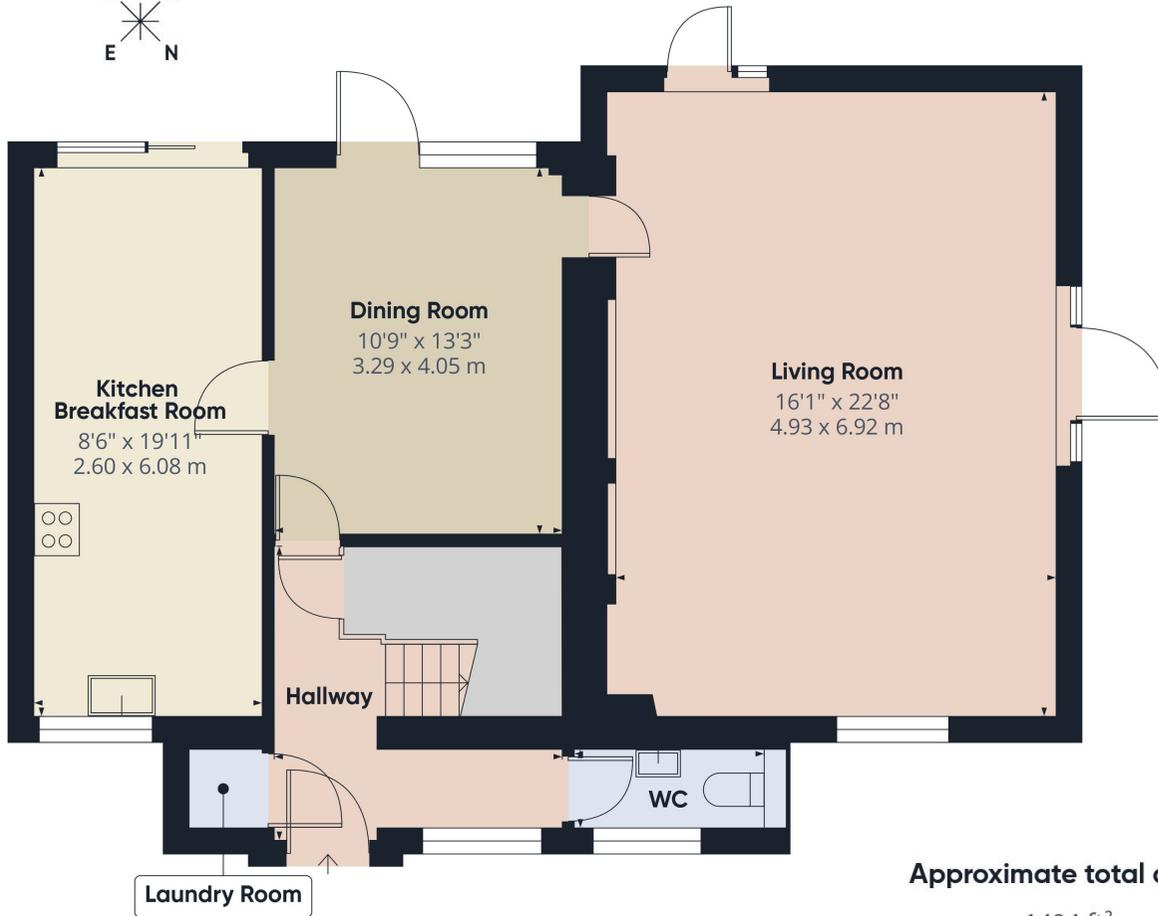


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Approximate total area

1494 ft²

138.7 m²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	89	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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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