



Woodlark Drive, Cottenham
CB24 8XT

Pocock+Shaw

17 Woodlark Drive
Cottenham
Cambridge
CB24 8XT

A very well proportioned three bedroom home, set on a corner plot with enclosed rear garden and a detached single garage.

- Hall with cloaks WC
- Sitting room
- Kitchen diner
- Three first floor bedrooms
- Shower room
- En-suite to bedroom one
- Gas radiator heating system
- Enclosed 35' rear garden
- Single garage

Offers in region of £325,000



A residential road very close to the village centre, with a number of small shops, Post Office and highly regarded primary school a short walk away.

Set on a corner plot with an enclosed rear garden and a detached single garage. Spacious sitting room and fitted kitchen dining room.

Glazed entrance door to:

Hall Radiator.

Cloaks WC White suite with wall mounted wash basin, close coupled WC, window to the side, recessed spotlights to the ceiling, oak effect flooring.

Sitting room 15'1" x 14'1" (4.60 m x 4.29 m) Window to the side and front aspect, recessed spotlights to the ceiling, oak effect flooring. Two double radiators, stairs rising to the first floor.

Kitchen dining room 15'1" x 8'7" (4.60 m x 2.62 m) Fitted range of units set under a solid wood worksurface, inset double bowl ceramic sinks, mixer tap. Space and plumbing for dishwasher, continuation of work surface, inset stainless steel four burner gas hob, oven and matching glass and stainless canopy extractor fan. Matching wall mounted cupboard, with glazed display cupboards. Double sliding patio doors to the rear garden, window to the rear, recessed spotlights to the ceiling, oak effect flooring.

Landing Window to the side and double radiator, single airing cupboard with hot water cylinder.

Bedroom one 11'8" x 8'5" (3.56 m x 2.57 m) Window to the front, radiator, recessed spotlights to ceiling, large over stairs storage space with shelves and rail.

En-suite Fitted white suite, vanity wash basin, close coupled WC and double shower cubicle. Radiator, window to the front, part ceramic tiled splashback.

Bedroom two 8'2" x 8'0" (2.49 m x 2.44 m) Window to the rear, recessed spotlights to the ceiling, radiator.

Bedroom three 8'2" x 6'6" (2.49 m x 1.98 m) Window to the rear, recessed spotlights to the ceiling, radiator.

Shower room Fitted white suite, counter set circular wash basin with space and plumbing beneath for the washing machine, close coupled WC and shower cubicle. Radiator.

Outside To the front there is a small gravelled garden area, with ornamental metal railings. Gated pedestrian access to the rear garden, approx 35' in depth, full enclosed with timber fencing, lawn patio and raised timber deck.

Garage Detached brick garage with pitched tiled roof. Power and light connected. Single parking space

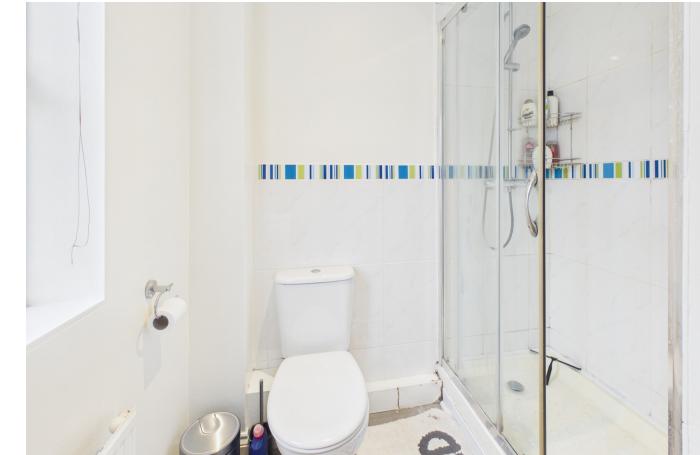
Services All mains services are connected

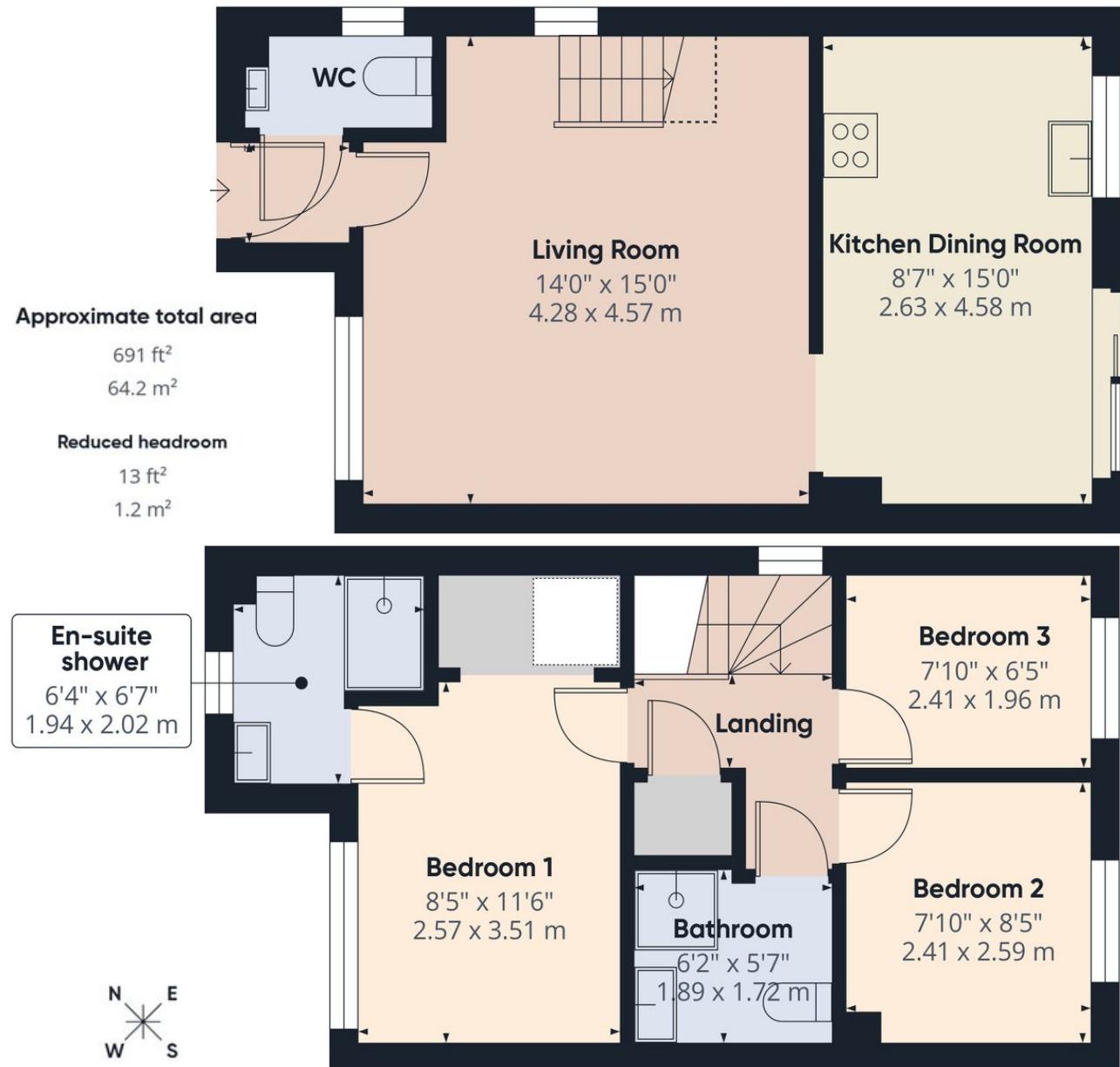
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw

EPC awaited





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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