Woodlark Drive, Cottenham
CB24 8XT

Pocock + Shaw

10 Woodlark Drive
Cottenham
Cambridge
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Woodlark Drive is a private cul de sac, just a short walk from the High Street. This particular house is tucked away in a small mews with ample parking and an enclosed rear garden.

- Porch
- Cloaks wc
- Sitting room
- Shaker style kitchen dining room
- Three bedrooms
- Refitted en-suite shower room
- Family bathroom
- Enclosed rear garden
- Gas radiator heating and double glazing

Offers in region of £325,000

Woodlark Drive is a private cul de sac, just a short walk from the High Street, which offers a number of shops, post office and schools.

This recently redecorated and updated house is tucked away in a small mews with ample parking, an enclosed rear garden, and recently fitted kitchen dining room, and en-suite shower room.

Replacement glazed entrance door

Hall Radiator, oak effect flooring, door to:

Cloaks WC Wall mounted wash basin and close coupled wc, window to the side, radiator.

Sitting room 15'2" x 14'1" (4.62 m x 4.29 m) Window to the front and side aspect, two radiators, stairs rising to the first floor, double doors to:

Kitchen dining room 15'1" x 8'7" (4.60 m x 2.62 m) Refitted range of shaker style units set under a wood block effect worksurface, inset stainless steel sink unit with mixer tap, range of base units, continuation of worksurface to opposing wall with space for slot in cooker. Matching wall mounted cupboards, part ceramic tiled splashback, window to the rear and glazed door to the side, wall mounted Glo-worm gas fired heating boiler. Double sliding patio doors to the rear garden.

First floor landing Window to the side, single built in 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, double built in wardrobe, door to:

Refitted en-suite White suite with vanity wash basin, double cupboard beneath, close coupled WC and double shower with fully tiled ceramic walls, heated towel rail radiator.

Bedroom two 8'5" x 7'4" (2.57 m x 2.24 m) Window to the rear, radiator.

Bedroom three 7'10" x 6'6" (2.39 m x 1.98 m) Window to the rear, radiator.

Bathroom Fitted pedestal wash basin, close coupled WC and bath, mixer tap with shower attachment. Part ceramic tiling to the walls, radiator.

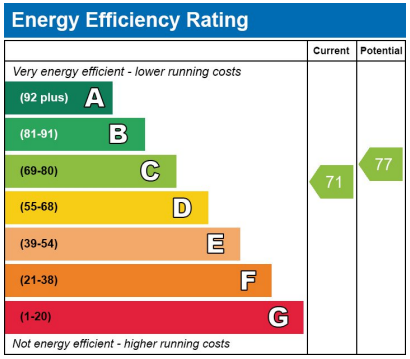
Outside To the front there are two parking spaces, and a small open plan garden. Gated pedestrian access to an enclosed rear garden, lawned area, flower and shrub borders, timber shed, and timber fencing to the side and rear boundaries.

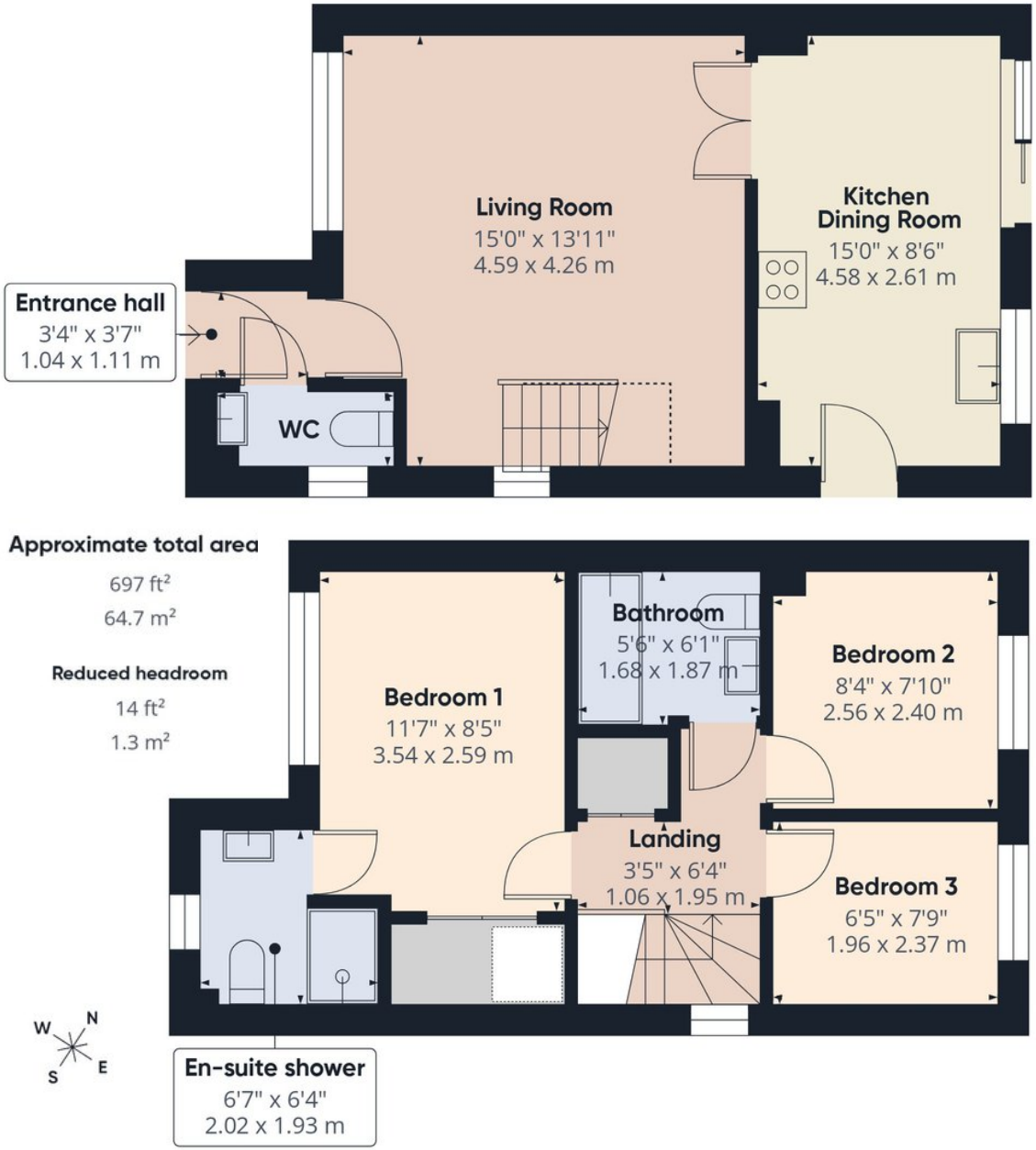
Services All mains services are connected

Tenure The property is Freehold

Council Tax Band C

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

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