



Woodlark Drive, Cottenham
CB24 8XT

Pocock+Shaw

46 Woodlark Drive
Cottenham
Cambridge
Cambridgeshire
CB24 8XT

An immaculately presented and extended three bedroom home, set on a larger than average plot, having been generally updated recently to include new en-suite shower room and gas fired heating boiler.

- Entrance hall with cloaks WC
- Sitting room
- Kitchen dining room
- Garden room
- Three bedrooms
- Refitted en-suite shower room
- Family bathroom
- Recently installed boiler
- Enclosed rear garden
- Ample off road parking
- No onward chain

Offers in region of £367,500



Woodlark Drive is a small modern development just off Broad Lane and the High Street, with easy pedestrian access to the numerous shops and amenities that the village has to offer.

Immaculately presented and extended, this three bedroom home is set on a larger than average plot, having been generally updated recently to include new en-suite shower room, gas fired heating boiler and a new electrical consumer unit. Off road parking and landscaped rear garden.

New glazed entrance door to

Entrance hall Radiator, oak effect flooring. Door to sitting room and door to:

Cloaks WC Fitted white suite with pedestal wash basin, and close coupled wc, part ceramic tiled splashback window to the side, radiator.

Sitting room 15'1" x 14'3" (4.60 m x 4.34 m) A well appointed room with windows to the front and side, radiator, stairs rising to the first floor, coved cornice. Opening to:

Kitchen/dining room 15'1" x 8'7" (4.60 m x 2.62 m) Well fitted in a range of units with contrasting beech effect work surface, inset one and a quarter bowl single drainer ceramic sink unit with mixer tap, double base unit, space and plumbing for washing machine, and dish washer. Full height larder unit, works surface to opposing wall with Neff stainless steel gas hob, matching single oven and canopy extractor. Dressing style unit with single cupboard and shelf. Part ceramic tiled splashback to the walls, window to the rear, oak effect flooring. Door to the side, with shed storage, coved cornice, opening to:

Garden room 14'6" x 9'6" (4.42 m x 2.90 m) An impressive room with clear glass roof, and windows to the rear and side, double French doors opening to the rear garden and deck, continuation of oak effect flooring, radiator.

First floor landing Access to loft space, single built in airing cupboard with shelving, window to the side.

Bedroom one 11'7" x 8'6" (3.53 m x 2.59 m) Window to the front, radiator. Large double fitted wardrobe to one wall over the stairs. Door to:

Refitted en-suite shower room Recently refitted white suite with vanity wash basin, double cupboard beneath, close coupled wc and large double walk in shower. Part ceramic tiling to the walls and floor, heated towel rail radiator, window to the front, recessed spotlights to the ceiling.

Bedroom two 8'7" x 8'0" (2.62 m x 2.44 m) Window to the rear with impressive far reaching views over towards Oakington and open countryside, radiator.

Bedroom three 8'0" x 6'0" (2.44 m x 1.83 m) Window to the rear, again enjoying open views, radiator.

Bathroom White fitted suite with pedestal wash basin, close coupled wc and bath, fitted shower above. Part ceramic tiling to the walls. Radiator and extractor fan.

Outside

Front garden Ornamental metal railing to the front boundary and small garden area with Astro turf. Double width driveway to the side offering parking for two vehicles. Gated pedestrian access to:

Rear garden Landscaped garden with raised decked patio, steps down to further hard paved patio, gated pedestrian access, wall and timber fence to boundaries.

Services All mains services are connected

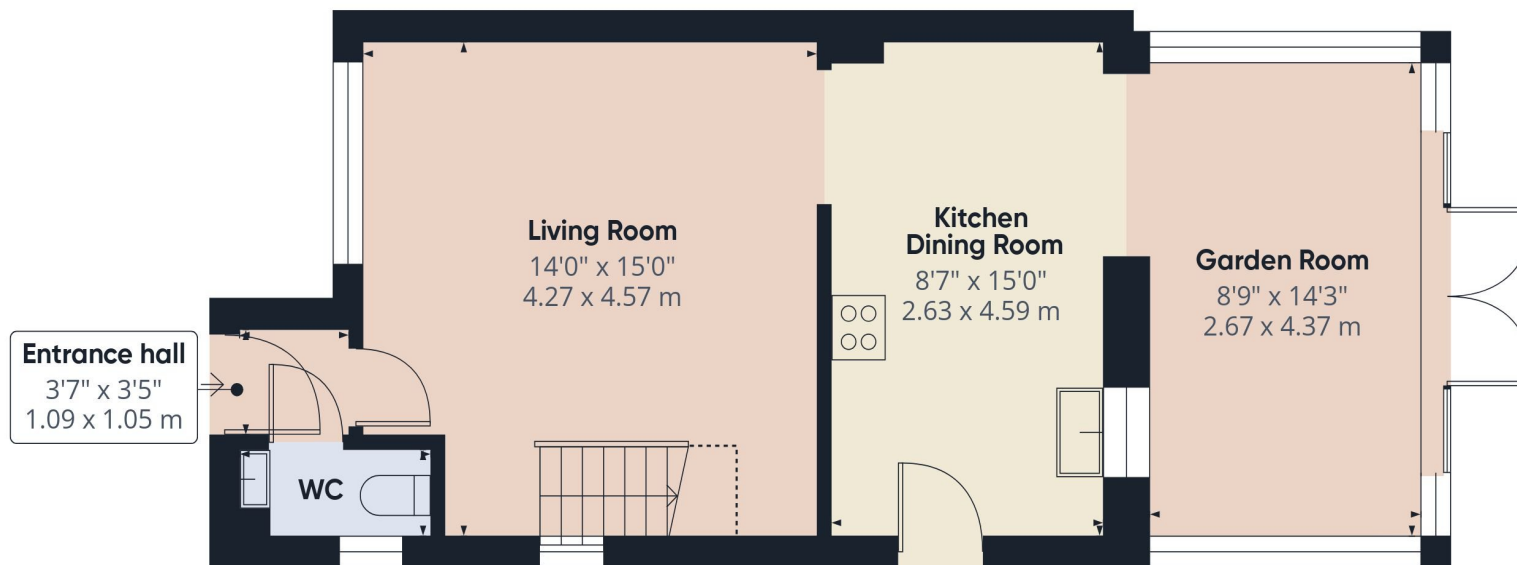
Viewing By Arrangement with Pocock + Shaw. The seller is looking to relocate overseas and will consider negotiating of fixtures and fitting along with key items of furniture.

Tenure The property is Freehold

Council Tax Band C







Approximate total area

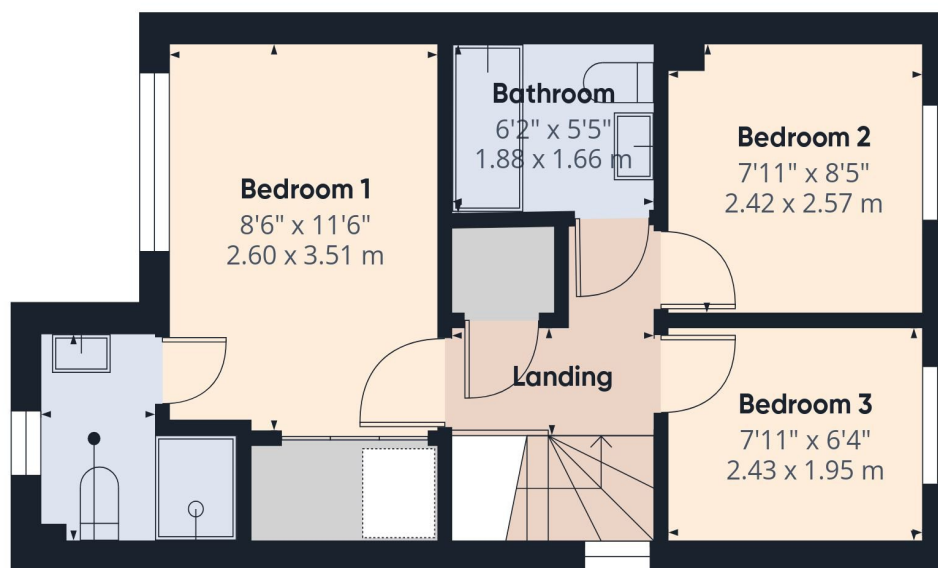
824 ft²

76.5 m²

Reduced headroom

14 ft²

1.3 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	72	
(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