



Lyles Road, Cottenham  
CB24 8QR

**Pocock + Shaw**

22 Lyles Road  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8QR

A very spacious semi detached three/four bedroom home, ideally set on a corner end of cul de sac position just off the High Street. With an en-suite shower room and further first floor shower room.

- Reception hall with cloaks WC
- Sitting room
- Dining room
- Family room/ fourth bedroom with en-suite wet room
- Kitchen
- Three first floor bedrooms
- Shower room
- Gas radiator heating system
- Single garage
- Off road parking

Offers in region of £375,000



Built in 1967 of a traditional brick construction, this semi detached house has been extended in recent years on the ground floor to provide a fourth bedroom with en-suite or possible further reception room.

Set at the end of this residential cul de sac just off the High Street in the heart of the village. With the highly regarded primary school and village college just a short walk away.

#### **Sealed unit double glazed entrance door**

**Reception hall** Stairs rising to the first floor, window to the front, double cloaks cupboard. Door to garage.

**Cloakroom** Wall mounted wash basin, close coupled WC, window to the side aspect.

**Sitting room** 20'5" x 11'10" (6.22 m x 3.61 m) Windows to the front and rear, coved cornice. Two double radiators and fitted gas fire.

**Dining room** 13'6" x 8'11" (4.11 m x 2.72 m) Large central skylight, radiator and coving. Door to kitchen and door to:

**Bedroom four/ family room** 12'7" x 11'10" (3.84 m x 3.61 m) Feature full volume ceiling with two Velux rooflights, window to the rear, and double glazed door to glazed side panels to rear garden. Single storage cupboard. Two radiators, door to:

**En-suite wet room** Fitted white suite, with pedestal wash basin, close coupled WC, bidet and shower area. Heated towel rail/radiator, window to the side and part ceramic tiling to walls, full volume ceiling.

**Kitchen** 7'4" x 8'11" (2.23 m x 2.72 m) Fitted range of units with work surface, inset ceramic one and a quarter bowl single drainer sink unit with base unit. Continuation of work surface with further base units. Space for cooker and washing machine. Tiled ceramic splashback, matching range of wall mounted cupboards. Wall mounted British gas boiler. Window to the rear.

**Landing** Access to loft space, single airing cupboard with hot water cylinder.

**Bedroom one** 10'6" x 11'9" (3.19 m x 3.58 m) Window to the front, double radiator, two double fitted wardrobes with central dressing table.

**Bedroom two** 9'5" x 13'1" (2.87 m x 3.98 m) Window to the rear, radiator, triple sliding double wardrobes to one wall,

**Bedroom three** 9'4" x 7'7" (2.84 m x 2.31 m) Window to the rear, radiator, fitted shelf unit with additional storage.

**Shower room** Fitted white suite with counter set wash basin, enclosed cistern WC, double shower, radiator / heated towel rail. Window to the side.

**Outside** To the front of the property there is a hard landscaped garden, with gravelled area, and raised shrub borders. Block paved driveway leading to:

**Single garage** 15'11" x 8'11" (4.85 m x 2.72 m) Power and light connected, internal door to hall.

**Rear garden** Enclosed courtyard style side and rear garden area's with flower and shrub borders. Small patio area.

**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band C

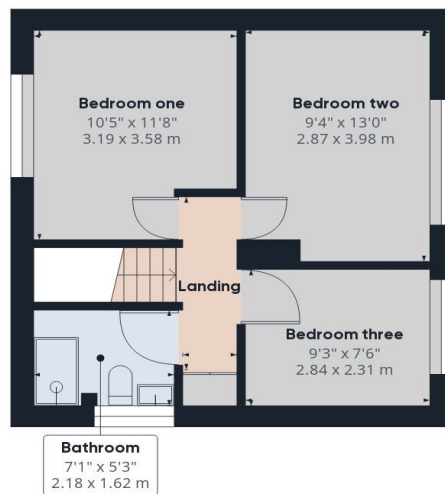
**Viewing** By Arrangement with Pocock & Shaw





**Approximate total area**

1297.39 ft<sup>2</sup>  
120.53 m<sup>2</sup>



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