



Coolidge Gardens, Cottenham
CB24 8RQ

Pocock+Shaw

83 Coolidge Gardens
Cottenham
Cambridge
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A very spacious and extremely well presented three bedroom semi detached home, set on a good sized plot, with off road parking and private rear garden. Having been updated in recent years with refitted kitchen, dining room and bathroom. The village centre is just a short walk away, offering a wide range of shops and amenities.

- Entrance hall
- Sitting room
- Ground floor WC
- Storage space
- Dining room
- Three bedrooms
- First floor bathroom
- Gas radiator heating system
- Driveway parking
- Good sized rear garden

Guide Price £349,500



A traditionally constructed three bedroom semi detached home, in this residential road close to the village centre. The property has been much improved, to include refitting of the kitchen and bathroom and newly installed dining room. There is a good sized fully enclosed rear garden and off road driveway parking.

The village centre is just a short walk away, and offers a wide range of shops and amenities, including a highly regarded primary school and village college.

ENTRANCE DOOR TO

ENTRANCE HALL Doors to sitting room and kitchen.

SITTING ROOM 14' 11" x 11' 8" (4.57m x 3.57m) Window to the front, radiator, feature dark oak fireplace with mantle, and living flame effect gas fire. Coved cornice, door to:

REAR LOBBY 2' 10" x 5' 5" (0.88m x 1.67m) Window to the rear, radiator, and stairs rising to the first floor.

KITCHEN 14' 8" x 8' 11" (4.5m x 2.72m) Well fitted range of units with contrasting work surface, inset composite single drainer sink unit with mixer tap, single base unit, space and plumbing for washing machine. Continuation of work surface with inset four burner stainless steel gas hob and matching oven. Extractor fan. Integrated fridge and freezer. Windows to the front and side, radiator and recessed spotlights to the ceiling, lobby area.

CLOAKROOM Fitted white suite, with vanity wash basin with double cupboard beneath, close coupled WC.

DINING ROOM 11' 5" x 9' 3" (3.5m x 2.83m) A lovely room with half volume ceiling featuring recessed spotlights and mood lighting, two picture windows to the side, and double French doors to the rear garden. Oak flooring. Radiator.

FIRST FLOOR LANDING 5' 9" x 7' 10" (1.76m x 2.41m) Window to the rear, built in airing cupboard with lagged hot water cylinder.

BEDROOM ONE 10' 2" x 10' 10" (3.12m x 3.32m) (to wardrobes) Window to the front, radiator. Triple fitted floor to ceiling mirrored wardrobes to one wall.

BEDROOM TWO 11' 4" x 8' 11" (3.46m x 2.73m) Window to the front, radiator.

BEDROOM THREE 7' 9" x 8' 7" (2.38m x 2.63m) Window to the rear, radiator, single fitted wardrobe.

BATHROOM 6' 7" x 4' 10" (2.01m x 1.48m) Refitted white suite comprising counter set wash basin enclosed cistern wc, and panelled bath with fitted shower above. Recessed spotlights to the ceiling with concealed mood lighting. Window to side, ceramic tiling to the walls, heated towel rail/radiator.

OUTSIDE

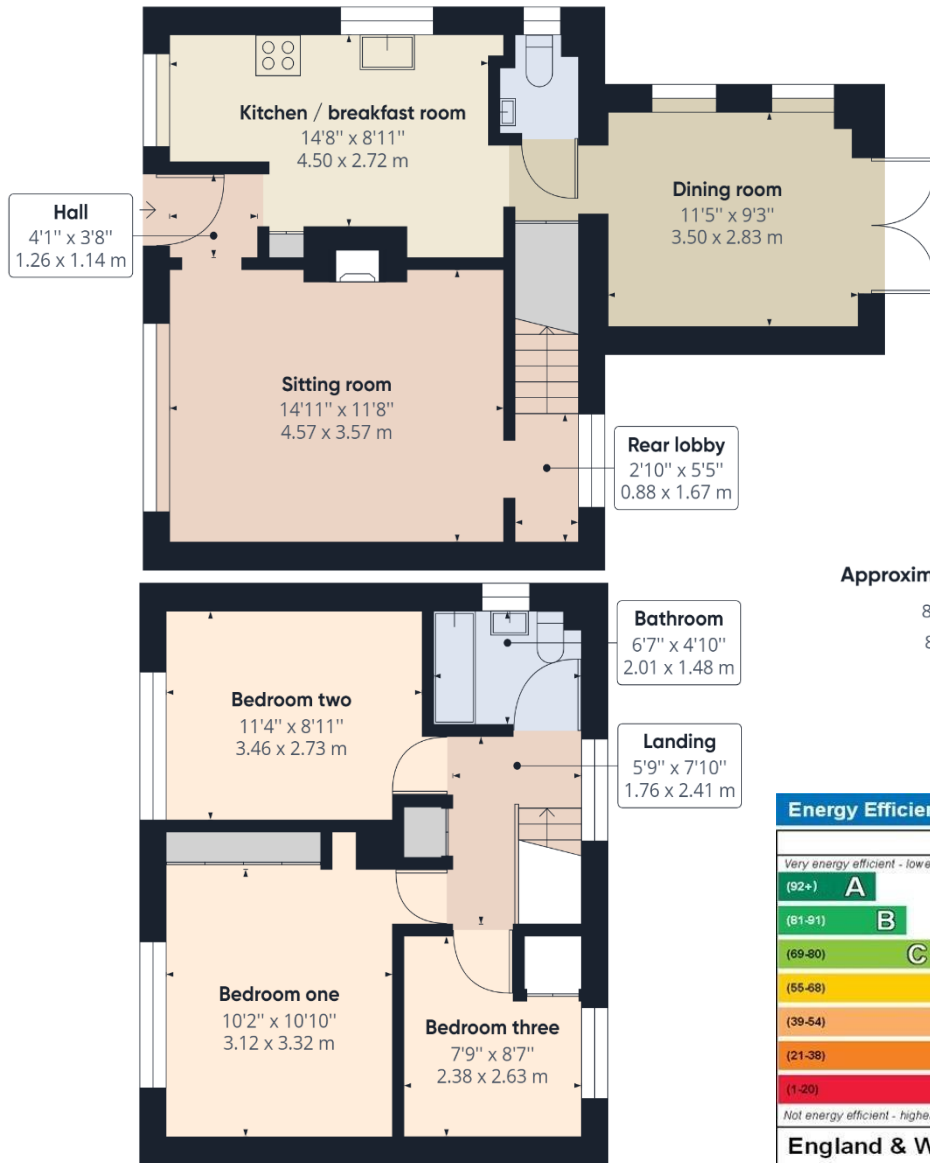
FRONT GARDEN A well tended garden area, with lawn, gravelled border with box hedge. Gravelled driveway to the side providing off road parking. Pedestrian access to the rear garden.

REAR GARDEN A well tended, larger than average garden area with lawn. Timber close board fencing to the side and rear boundaries. Timber shed.

SERVICES All mains services are connected

TENURE Freehold





Approximate total area⁽¹⁾

869.28 ft²
80.76 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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. (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