



Woodlark Drive, Cottenham  
CB24 8XT

Pocock + Shaw

46 Woodlark Drive  
Cottenham  
Cambridge  
Cambridgeshire  
CB24 8XT

A very well presented and extended three bedroom home, set on a corner plot with an enclosed rear garden and ample off road parking.

- Reception hall with cloaks WC
- Sitting room
- Kitchen/ Dining room
- Family room/ Conservatory
- Three bedrooms
- First floor bathroom
- En-suite to master bedroom
- Family bathroom
- Enclosed rear garden
- Ample off road parking

Offers in region of £355,000



Located in this popular residential development, just off the High Street, with open countryside just a short walk away. The property has been extended on the ground floor and benefits from refitted cloak room and landscaped rear garden.

The village offers a range of shops and amenities, with a Co-op, post office, and highly regarded primary school and village college.

### Glazed entrance door to

**Entrance hall** Radiator, oak effect flooring. 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) Window 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. Space and plumbing for washing machine, and dish washer. Full height larder unit, adjacent expanse of work surface with Neff stainless steel gas hob, matching single oven and canopy extractor. Part ceramic tiled splashback, window to the rear, oak effect flooring. Opening to:

**Family room/ Conservatory** 14'6" x 9'6" (4.42 m x 2.90 m) Windows to the rear and side, double French doors to the rear garden, continuation of oak effect flooring, radiator.

**First floor landing** Window to the side, access to loft space and single airing cupboard.

**Bedroom one** 11'7" x 8'6" (3.53 m x 2.59 m) Window to the front, radiator. Double fitted wardrobe. Door to:

**En-suite shower room** Fitted white suite with pedestal wash basin, close coupled WC, double shower cubicle, part ceramic tiled splashback, 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 far reaching views, radiator.

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

**Bathroom** Fitted white 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** Metal railing to the front boundary and small garden area. Double width driveway to the side and gated pedestrian access to:

**Rear garden** Raised decked area, with steps down to lower patio, Wall and timber fencing to the side and rear boundaries.

**Services** All mains services are connected

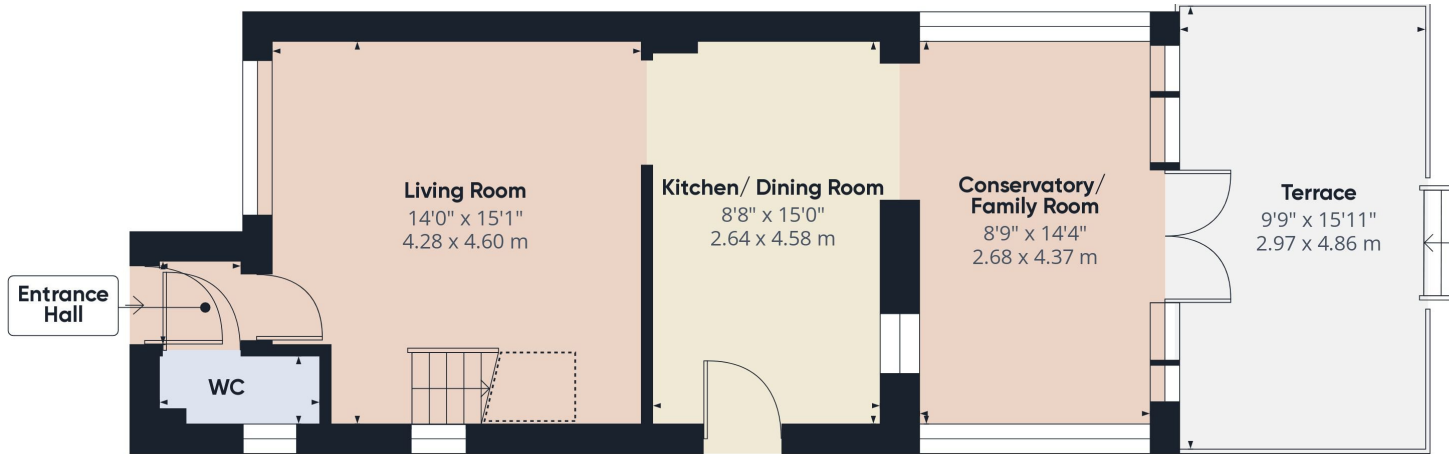
**Tenure** The property is Freehold

**Council Tax** Band C

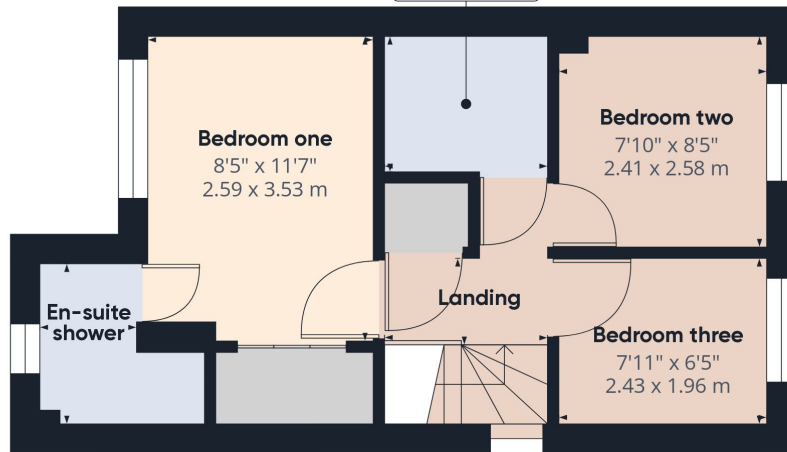
**Viewing** By Arrangement with Pocock + Shaw



EPC awaited



**Bathroom**  
6'3" x 5'6"  
1.91 x 1.69 m



**Approximate total area**

859.24 ft<sup>2</sup>  
79.83 m<sup>2</sup>

**Reduced headroom**

13.59 ft<sup>2</sup>  
1.26 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

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