



Victory Way, Cottenham
CB24 8TG

Pocock + Shaw

37a Victory Way
Cottenham
Cambridge
Cambridgeshire
CB24 8TG

A detached four bedroom bungalow set on a large mature plot in a pleasant tucked away cul de sac, just a short walk from the village centre.

- Reception hall
- Study area
- Sitting room
- Four bedrooms
- Self contained annexe
- Utility room
- Two Bathrooms
- Off road parking and garage
- Large rear garden

Offers in region of £550,000



A detached four bedroom bungalow set in this tucked away small cul de sac close to the heart of the village, with the highly regarded primary school just a short walk away. Accommodation is extremely flexible and could be used in part as a separate annexe.

The rear garden is in excess of 150' (extending to approx .30 acres) and there is a garage, large driveway and ample off road parking to the front.

Glazed entrance opening to:

Entrance lobby/ Study area 11'5" x 8'10" (3.48 m x 2.69 m) Door to kitchen.

Utility room 11'8" x 5'7" (3.56 m x 1.70 m) Fitted work top with single drainer stainless steel sink unit, space and plumbing for washing machine, window to the side and door to the rear garden.

Kitchen dining room 19'6" x 8'6" (5.94 m x 2.58 m) Fitted range of units set under a work surface, inset single drainer stainless steel sink unit, single drawer line base unit. Matching range of wall mounted cupboards. Window to the front, door to front hall, and inner lobby. Radiator.

Inner hall Double fitted cupboards, access to loft space. Door to:

Living room 19'5" x 11'11" (5.93 m x 3.63 m) Picture window to the rear, and glazed door to the rear garden. Radiator.

Bedroom one 12'7" x 11'0" (3.84 m x 3.35 m) Window to the rear, radiator.

Bedroom two 11'0" x 7'3" (3.35 m x 2.21 m) Window to the front, radiator.

Bedroom three 7'10" x 5'5" (2.39 m x 1.65 m) Window to the front, radiator, fitted wardrobe.

Bathroom Fitted white suite, with wall mounted wash basin, close coupled WC and bath with shower above. Window to the rear, radiator.

Front entrance lobby Glazed front door. Door to:

Annexe:

Bedroom four 9'1" x 7'11" (2.77 m x 2.41 m) Window to the front, radiator. Opening to

Kitchen/ sitting room 9'1" x 9'1" (2.77 m x 2.77 m) Fitted work surface with base units, inset single bowl stainless steel sink. Window to the front.

Bathroom Fitted white suite, wall mounted wash basin, close coupled WC and bath. Fitted mixer tap with shower.

Outside

Front garden A large open plan area. Garage and off road parking for a number of vehicles.

Rear garden A large mature garden with lawn, fruit trees, insulated timber garden office/gym with power and light connected.

Services Oil central heating (all mains services are connected)

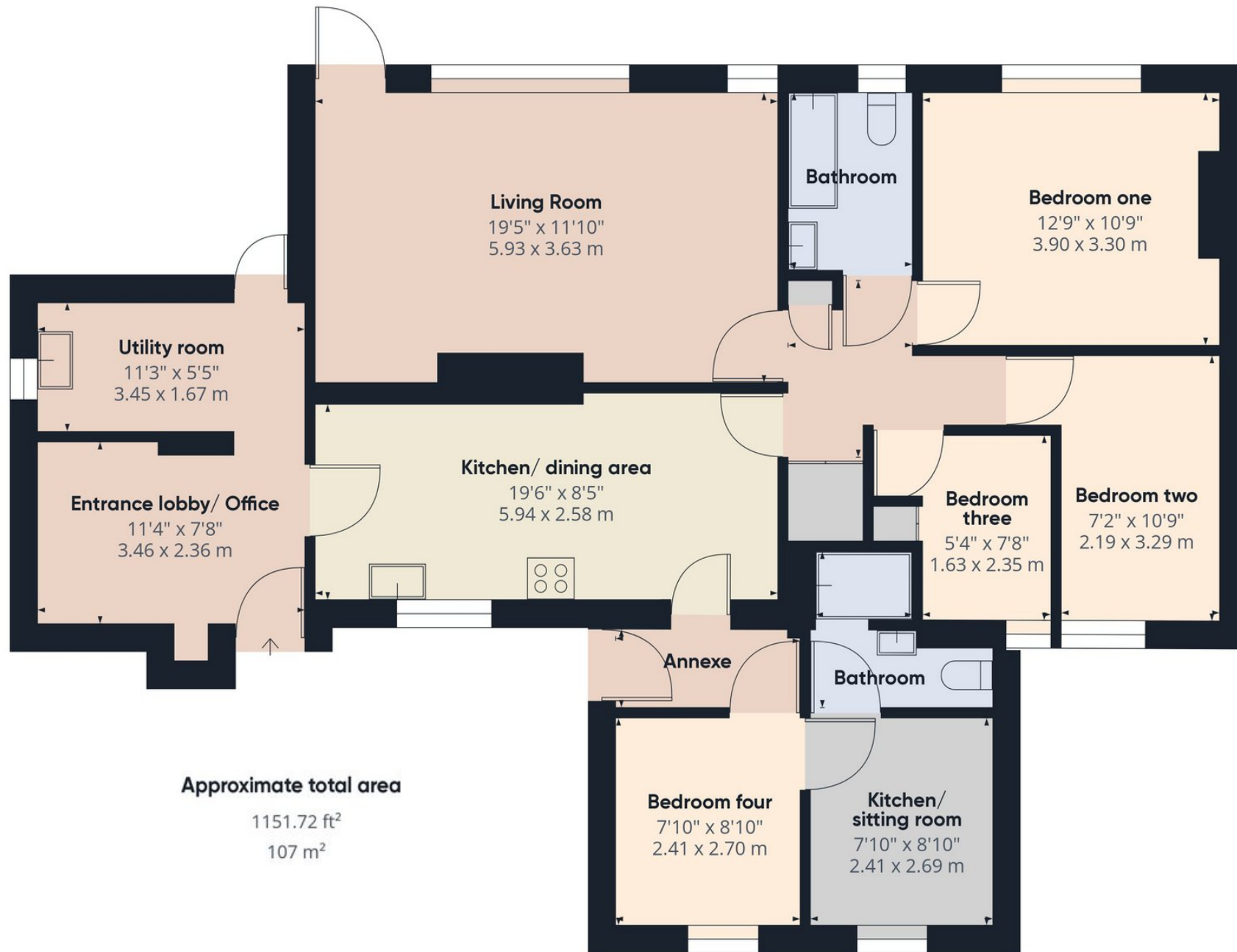
Tenure The property is Freehold

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	54	
(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

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