

GRAY TOYNBEE

46 Woodlark Drive

Cottenham, CB24 8XT

Guide price £350,000

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46 Woodlark Drive

Cottenham CB24 8XT

- No chain
- Off-street parking
- Enclosed rear garden
- Village location

A well-maintained three-bedroom end-of-terrace property, benefitting from off-street parking, an enclosed rear garden and offered to the market with no onward chain.

The accommodation begins with an entrance hall, complete with a cloakroom, and providing access to the living room. Stairs rise to the first floor, with bespoke fitted storage neatly incorporated beneath, while the living room flows seamlessly into the open-plan kitchen and conservatory. The kitchen is well fitted with a range of wall and base units with work surfaces, with an integrated oven, gas hob and additional space for appliances. The conservatory floods the groundfloor with natural light, with patio doors opening to the rear garden.

Upstairs there are three bedrooms. The principal bedroom benefits from built-in storage and a recently renovated ensuite shower room. The other two bedrooms enjoy views over the rear garden. The family bathroom is fitted with a shower over bath, basin and WC.















Outside, the property benefits from off-street parking, while secure gated access leads to the low-maintenance rear garden. The garden is laid to patio, with a decking area adjoining the property.

The property has gas central heating with a recently installed boiler, and double glazing throughout.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

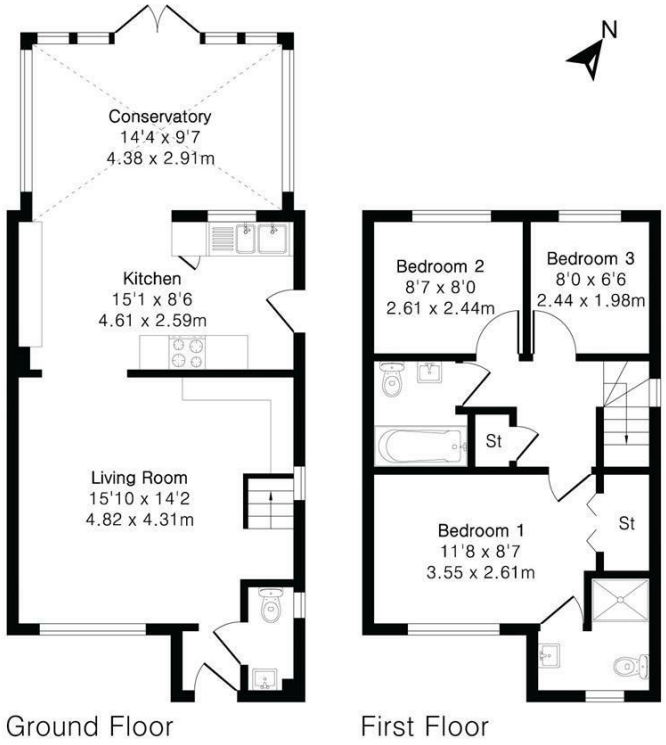
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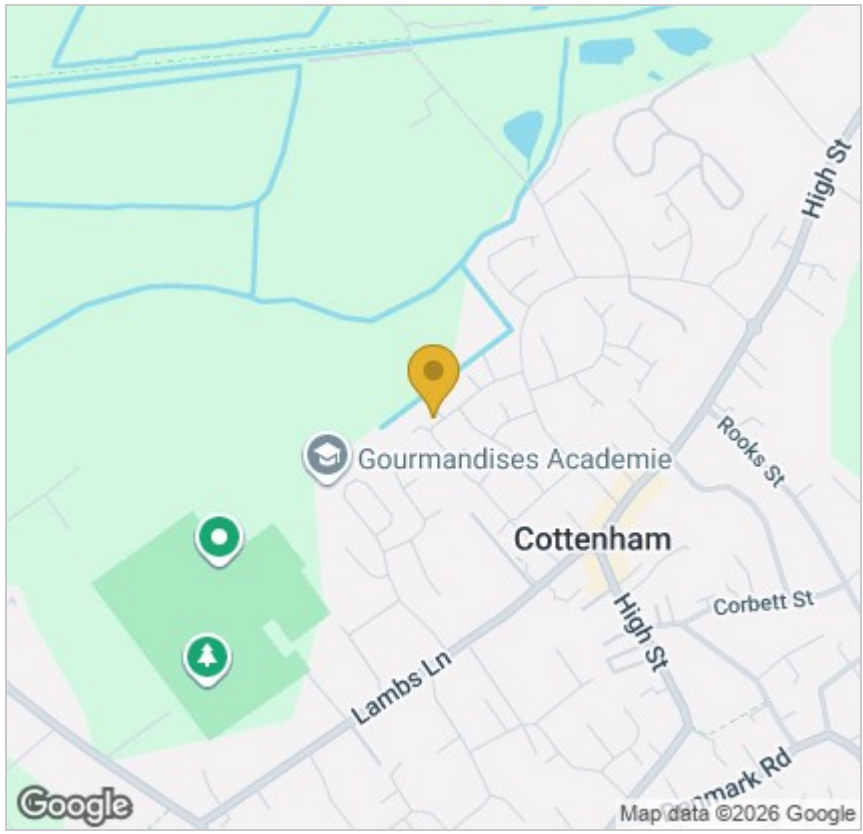




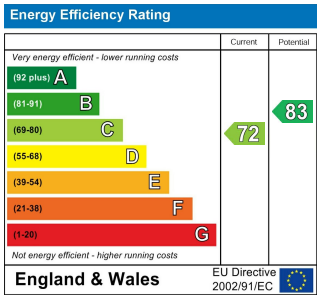
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Approximate Gross Internal Area 925 sq ft - 86 sq m
Ground Floor Area 536 sq ft – 50 sq m
First Floor Area 389 sq ft – 36 sq m





Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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