



Woodlark Drive, Cottenham
CB24 8XT

Pocock+Shaw

56 Woodlark Drive
Cottenham
Cambridge
Cambridgeshire
CB24 8XT

Tucked away in this cul de sac position with open views to the rear, a well presented two bedroom mid terraced house, with an enclosed rear garden and parking to the front.

- No onward chain
- Entrance hall
- Sitting room
- Kitchen/ dining room
- Two bedrooms
- Family bathroom
- Parking to the front
- Enclosed rear garden
- Open views to the rear

Offers in region of £297,500



A traditionally constructed two bedroom house, set in a lovely tucked away cul de sac position enjoying open views to the rear over open farmland.

The village offers a range of shops and amenities all of which are within walking distance. The mainline railway station at Waterbeach is just under under five miles away, and Cambridge City centre is seven and a half miles.

Part glazed entrance door (New Fensa approved front door installed February 2025) to:

Entrance lobby Stairs rising to the first floor, door to:

Sitting room 14'9" x 13'3" (4.50 m x 4.04 m) Window to the front, radiator, door to:

Kitchen dining room 14'8" x 8'0" (4.47 m x 2.44 m) Refitted in December 2023, range of units with work surface, inset one and a half bowl single drainer sink unit, base unit, space and plumbing for washing machine. Further expanse of work surface with matching base units, four burner gas hob and single oven, part ceramic tiled splashback, window to the rear, double French doors to the rear garden.

First floor landing Access to loft space, which has been boarded for storage with light and pull down ladder .

Bedroom one 14'8" x 7'9" (4.47 m x 2.36 m) Window to the front, radiator.

Bedroom two 14'8" x 7'9" (4.47 m x 2.36 m) Window to the rear, double built in wardrobe, radiator.

Bathroom Fitted suite with pedestal wash basin, close coupled WC and bath, freestanding shower cubicle with Aqualisa digital power shower, installed 2022. Part ceramic tiling to the walls, double radiator.

Outside

Front garden A small open plan lawn area, two parking spaces.

Rear garden Paved patio area leading to lawn, raised flower and shrub borders, fencing to the side and rear boundaries, gated pedestrian rear access. Lower timber decked seating area.

Services All mains services are connected.

Boiler serviced May 2024.

Electrical Installation Condition Report (December 2024) in readiness, should a prospective purchaser wish to let the property.

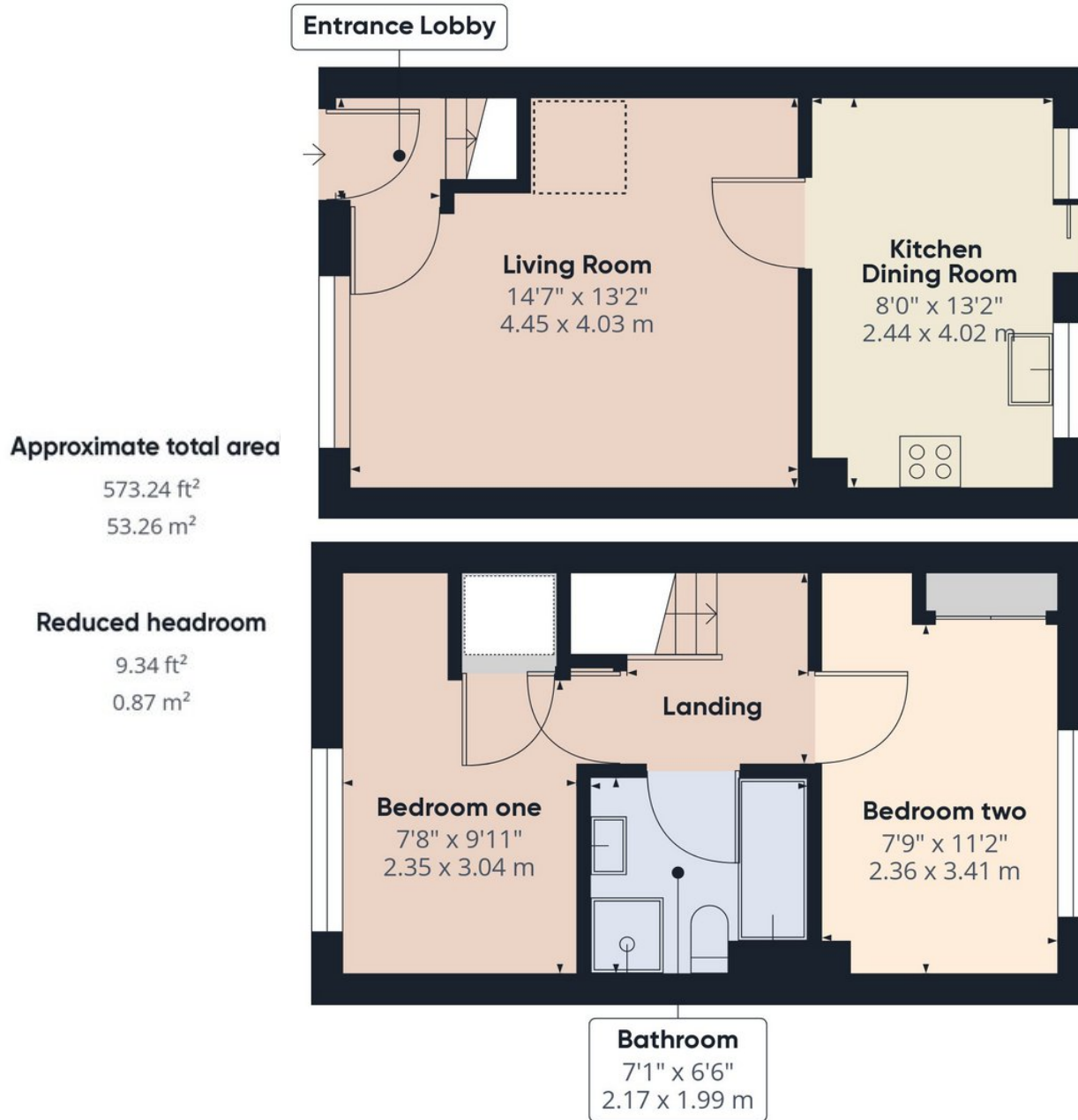
Tenure The property is Freehold

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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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