

ENTRANCE HALL Double glazed door, coat and shoe storage area, under stairs storage cupboard, radiator, tiled floor.

UTILITY ROOM 13' 4" x 5' 9" (4.06m x 1.75m) Double glazed window to side and door to garden. Wall mounted Vaillant boiler. Range of fully fitted base units with rolled edge worktop surface and tiled splashback. Stainless steel sink unit and mixer tap, space and plumbing for washing machine and fridge/freezer. Radiator, tiled floor.

GROUND FLOOR CLOAKROOM Obscured double glazed window to side, WC, hand basin, half tiled walls, tiled floor.

KITCHEN 14' 4" x 10' 3" (4.37m x 3.12m) Two double glazed windows to front and one to side. Range of fully fitted wall and base units with drawers under, American walnut solid butchers block work surface and return splashback with inset granite food prep area and butler sink with chrome mixer tap. Rangemaster Professional Plus included in sale, with two ovens and grill, 5 ring gas hob and inset extractor to canopy. Integrated fridge. Inset spotlights to ceiling and tiled floor.

ARCH TO DINING ROOM 15' 1" x 11' 8" (4.6m x 3.56m) Double glazed window to front, brick fireplace with a gas connection.

INNER HALL Stairs to first floor, door to living room.

LIVING ROOM 18' 8" x 15' 2" (5.69m x 4.62m) Double sliding patio doors to garden, double glazed window to rear, two radiators, feature brick wall.

FIRST FLOOR LANDING Double glazed window to rear, radiator, doors off, airing cupboard with shelving.

BEDROOM 1 12' 11" x 10' 1" (3.94m x 3.07m) Double glazed window to front, radiator.

BEDROOM 2 11' 4" x 9' 1" (3.45m x 2.77m) Double glazed window to front, radiator.

BEDROOM 3 8' 7" x 7' 11" (2.62m x 2.41m) Double glazed window to rear, radiator, built in wardrobe with shelving and hanging.



FAMILY BATHROOM Obscured double glazed window to side, WC, hand basin and bath, fully tiled walls, electric shower and radiator.

GARDENS AND PARKING To the front of the property there is an expanse of lawn with various shrubs and flowers set to borders and beds.

On street parking.

A path leads to the side of the garden and a gated access leads to the rear garden which is mainly laid to lawn enclosed by hedging and fencing, paved patio, vegetable growing area, shed, various flowers and shrubs set to borders and beds. Outside tap.

LOCATION Cottenham is one of the largest villages in Cambridge with many facilities available and a wide range of properties, from period town houses on the high street to more modern developments on the outskirts of the village. Transport links are excellent as the village is approximately 3 miles (4.83 kilometres) from the A10 and A14, in addition, the village has a regular bus service to both Cambridge and Ely.

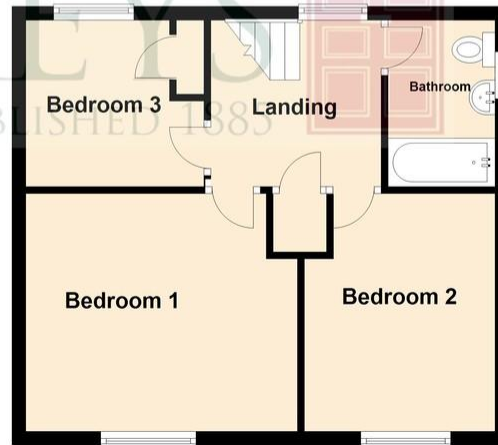
FACILITIES Cottenham Primary School is located on Lambs Lane and Cottenham Village College provides both secondary schooling and a sixth form, as well as adult learning classes and numerous after school events. Facilities include a gym, sports hall, tennis courts and sports field which are commonly used by the local community. Cottenham has a broad range of amenities including two doctors surgeries, a dental surgery, a library, two mini supermarkets, a newsagent with a post office, pharmacy, butchers, bakers, community coffee shop, fish & chip shop, beauty salon, three pubs, a village hall to name a few.



Ground Floor



First Floor



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23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

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47 Coolidge Gardens, Cottenham,
Cambridgeshire, CB24 8RQ

£350,000 Freehold

A beautifully presented and extended, three bedroom semi detached house. Offered for sale in excellent order throughout, this spacious home must be viewed to be appreciated in full. The ground floor comprises an entrance hall/lobby with separate utility room and a high quality fitted kitchen, with an adjoining dining room, an inner hall. An added benefit is the extension to the living room, this generous room also provides access to the private and landscaped rear garden. There are three good size bedrooms and a modern family bathroom found on the first floor. The rear garden is another appealing feature of this property, with an expanse of lawn and a patio area which is perfect for outdoor dining, a vegetable growing area with shed and well stocked perennial borders.



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