



4 COURTYARD WAY, COTTENHAM, CAMBRIDGE, CB24 8SF

Offers In Region Of £365,000

TYLERS.NET

A smart two bedroom detached bungalow with garage alongside, conservatory and private garden within a pleasant cul de sac location.



Cottenham surrounded by open countryside, lies about six miles north of Cambridge and ten miles south west of Ely. The Cambridge northern bypass is within four miles which provides access onto the M11 motorway and A14 to Huntingdon. Shopping facilities along the High Street include chemist, supermarket, post office, newsagents, doctors surgery and excellent community centre. A primary school is situated in Lambs Lane whilst Cottenham Village College provides secondary education and evening recreational community facilities.

RECEPTION HALL

Undercover storm porch with part double glazed door opening to:-

ENTRANCE HALL

With wood effect flooring and built in airing cupboard housing the hot water cylinder.

SITTING ROOM

With two bay windows to side and front aspect with feature electric fireplace and attractive surround, dado rail and coving.

KITCHEN/BREAKFAST ROOM

Comprising a range of high and low level units with roll top work surfaces and splash back tiling, integrated oven and grill, gas hob with extractor hood, sink and drainer, plumbing and space for washing machine, ceramic tiled floor with space for kitchen table and chairs and window overlooking the garden.

CONSERVATORY

Constructed of a low level wall with hardwood glazed windows and doors, fitted blinds, ceramic tiled floor, lights and power and heating - a versatile room catching the afternoon sun enjoying private views.

BEDROOM 1

A good double bedroom with double built in wardrobe

with folding doors.

BEDROOM 2

Another double bedroom with window overlooking the front of the property.

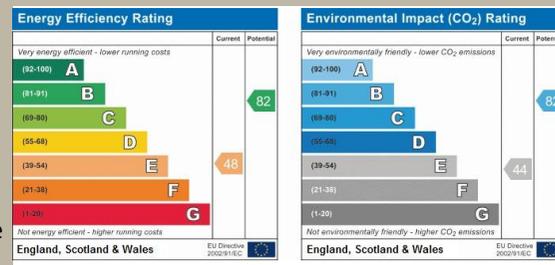
BATHROOM

A white suite comprising a large fully fitted shower with low level WC, panelled bath and splash back tiling, vinyl flooring and side frosted window.

OUTSIDE

An open front garden is laid to stones with pathway and private driveway parking in front of a single garage with up and over door. Side gated access leads to a fully enclosed rear garden 7.33m deep x 12.51m wide (24.01ft X 39.86ft). landscaped and well maintained with a paved patio, area of lawn and well stocked borders and rear personal door access to the garage.

Council Tax Band £1,841.00



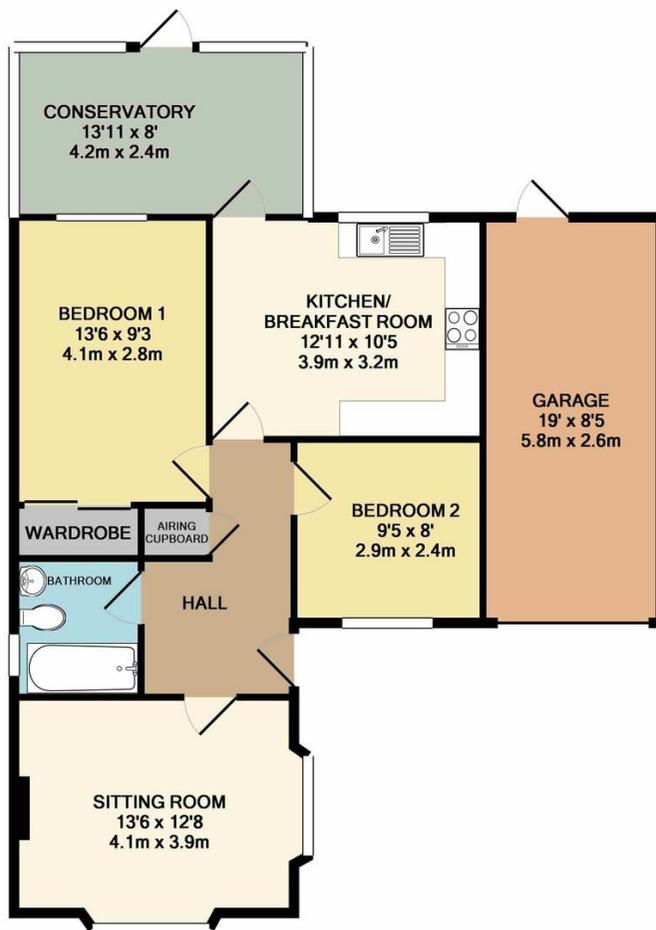
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