Wilkin Walk, Cottenham
CB24 8TS

Pocock + Shaw

32 Wilkin Walk
Cottenham
Cambridge
Cambridgeshire
CB24 8TS

A very spacious two bedroom home, located in a traffic free position and very close to the heart of the village. With a larger than average corner plot, approx 65' rear garden, with garage and two parking spaces to the rear.

- Hall
- Lounge dining room
- Fitted kitchen
- Conservatory style rear lobby
- Landing
- Two double bedrooms
- First floor bathroom
- Gas radiator heating system
- 65' approx rear garden
- Single garage and driveway offering 2 spaces

Offers in region of £315,000

Wilkin Walk is a walkway very close to the heart of the village, a short walk from the High Street with several shops, primary school, and Village College. Set on a larger than average corner plot, approx 65' rear garden, with garage and two parking spaces to the rear. Ample space to the side to possibly extend stpp.

Glazed entrance door to:

Entrance hall Stairs rising to the first floor, picture window to the side. Door to:

Sitting room 12'11" x 11'9" (3.94 m x 3.58 m) Built in under stairs storage cupboard, window to the front, double radiator, opening to:

Dining area 8'8" x 7'10" (2.64 m x 2.39 m) Picture window to the rear, double radiator, door to kitchen and door to:

Conservatory rear lobby 8'10" x 6'4" (2.69 m x 1.93 m) Glazed doors to the side and rear, tiled floor.

Kitchen 8'7" x 6'10" (2.62 m x 2.08 m) Well fitted range of units with work surface, inset one and quarter bowl single drainer sink unit, range of base units. Four burner gas hob, with matching single oven and extractor. Wall mounted eye level cupboards, and ceramic tiled splashback. Wine rack, window to the rear, space and plumbing for washing machine.

Landing Window to the side, access to loft space.

Bedroom one 11'11" x 11'9" (3.63 m x 3.58 m) Window to the front, double radiator, doubled louvre front wardrobe and built in over stairs cupboard.

Bedroom two 9'6" x 7'11" (2.90 m x 2.41 m) Window to the rear, double radiator.

Bathroom Fitted white suite with pedestal wash basin, close coupled wc and bath, window to the rear, radiator.

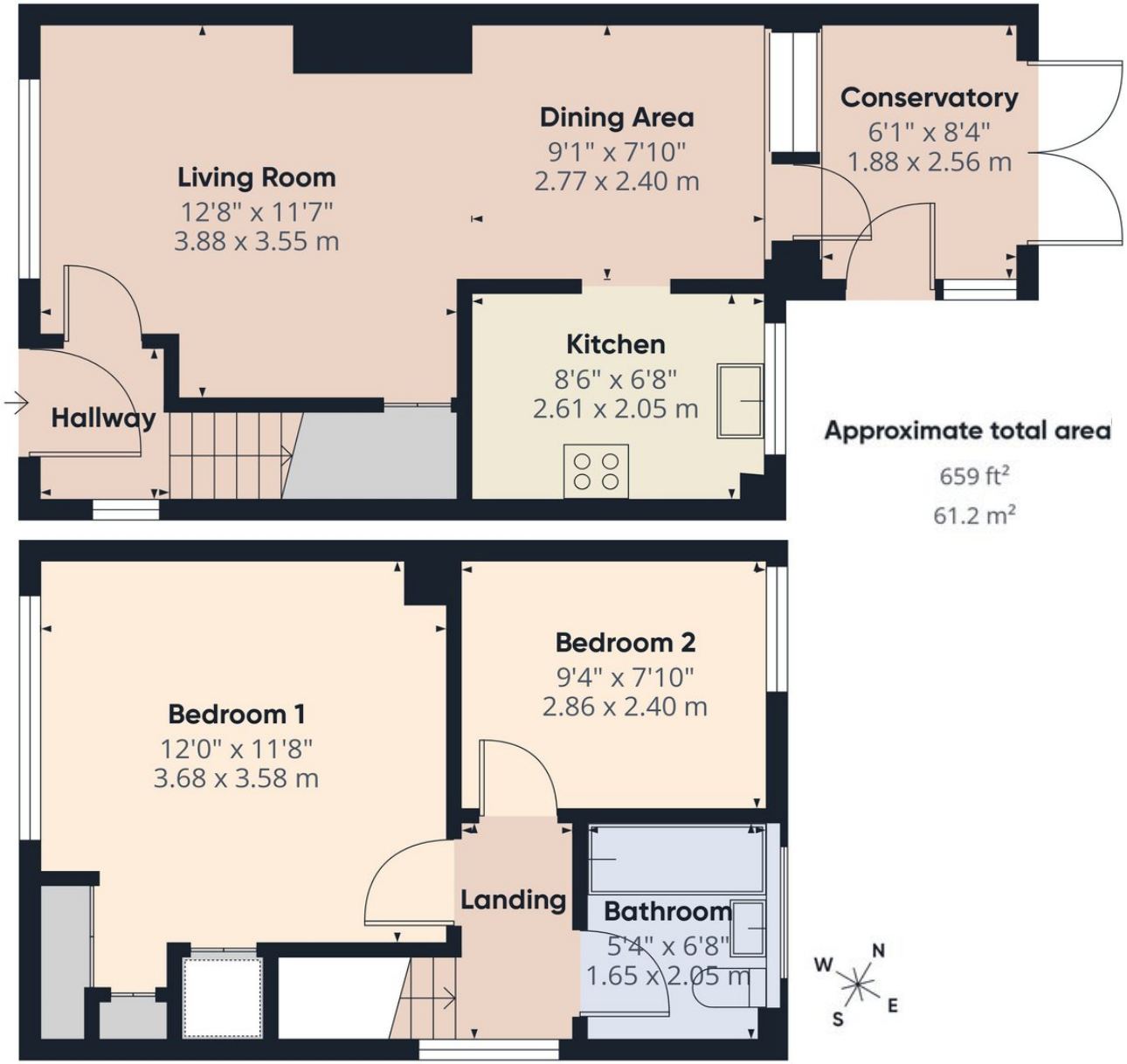
Outside To the front, there is a large open plan lawned area, paved pathway, gated pedestrian rear access. A rear garden of approx 65' in length with side plot, lawn, flower and shrub borders. Pedestrian rear access opening to the driveway providing off road parking for two vehicles, leading to single garage with up and over door.

Services All mains services are connected

Tenure The property is Freehold

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw



Approximate total area

659 ft²

61.2 m²

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

45 Mill Road, Cambridge CB1 2AW cambridge@pocock.co.uk www.pocock.co.uk 01223 322552