



Victory Way
Cottenham, CB24 8TG
Guide Price £375,000

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A superbly presented and deceptively spacious family home, located at the end of a quiet established cul de sac and enjoying open paddock views to the rear and green space to the front, South facing property giving full sun all day to the rear garden.

Offering well presented accommodation comprising an impressive ground floor extension housing a full width kitchen/dining/family room, two further reception rooms, utility room, three bedrooms, family bathroom and a cloakroom.

Complete with gardens to the front and rear with ample driveway parking.

Council Tax C (South Cambridgeshire)
EPC C

Accommodation Details:

Entrance Hall

Built in storage cupboard, staircase rising to the first floor, window to the front aspect and door through to the:

Living Room 15'0" x 12'5" (4.59 x 3.80)

Spacious living room with featured fireplace with wood burning stove, TV connection point, radiator and double doors through to the:

Kitchen/Dining/Family Room 26'2" x 13'0" (8.00 x 3.98)

Fitted with both eye and base level storage

units and working tops over, inset stainless steel sink and drainer with mixer tap, integrated double electric oven, separate gas burner hob and extractor hood, space for American style fridge/freezer, underfloor heating, two Velux windows, large window to the rear aspect and French doors out to the garden.

Cloakroom 6'1" x 4'5" (1.86 x 1.37)

Low level WC, pedestal wash basin, heated towel rail and storage cupboard.

Utility 13'2" x 7'10" (4.02 x 2.40)

Fitted with eye level storage units and working tops with space and plumbing for washing machine and tumble dryer. Window to the side aspect and door to the front aspect.

Sitting Room 13'11" x 9'11" (4.25 x 3.04)

Laid with wooden style flooring, storage cupboard and window to the front aspect.

First Floor Landing

Access to loft, radiator and window to the front aspect.

Master Bedroom 11'10" x 10'9" (3.63 x 3.28)

Double bedroom with fitted wardrobes, radiator and window to the rear aspect.

Bedroom 2 12'0" x 10'1" (3.68 x 3.08)

Double bedroom with radiator and window to the rear aspect.

Bedroom 3 9'7" x 7'11" (2.93 x 2.43)

Radiator, built in cupboard and window to the front aspect.

Bathroom 7'1" x 5'6" (2.17 x 1.70)

Three piece white suite comprising of concealed WC, concealed wash basin with vanity drawers under, panel bath with wall mounted rainfall shower, tiled walls and obscured window to the side aspect.

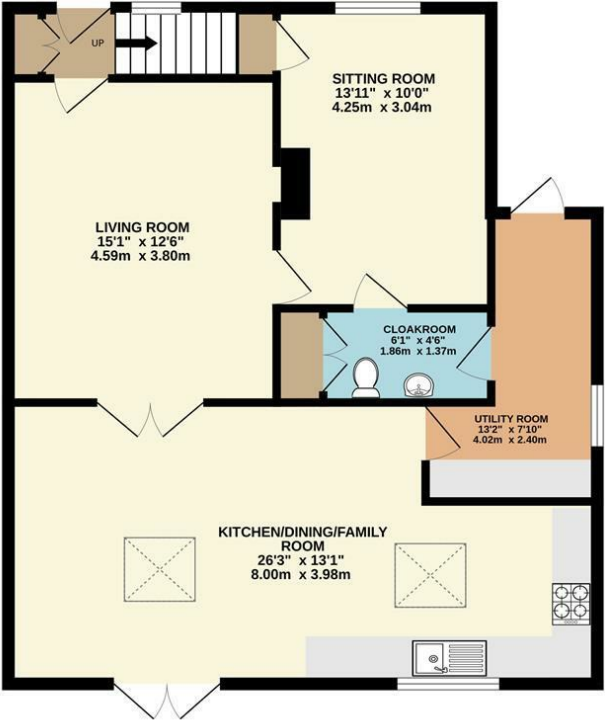
Outside - Rear

Well landscaped garden with extensive patio area and newly laid non slip decking giving views over the fields. Steps up on to the lawn area with two garden timber sheds with power.

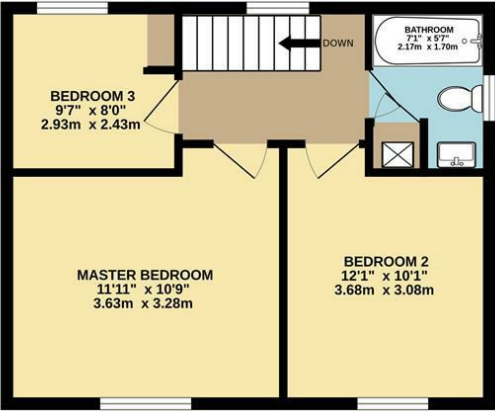
Outside - Front

Laid to lawn area partly boarded by mature hedging, Bloc driveway providing parking, and side pedestrian gate to the rear garden.

GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.

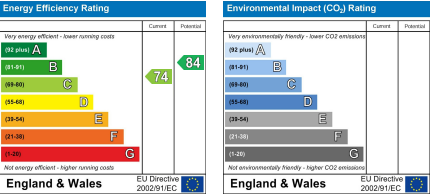


1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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