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Wilkin Walk

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A much improved and extended 3 bedroom mid-terraced house with a garage. The property is situated in a peaceful, traffic-free location close to the village centre and about 6 miles north of the city.

Offers in Excess of:
£300,000

Wilkin Walk, Cottenham,
CB24 8TS



This 3 bedroom mid-terraced house has undergone vast improvement works since it was purchased 7 years ago. In 2019 the property was extended to incorporate a striking kitchen / dining room, coupled with a newly fitted first floor bathroom.

There is a bright living room with a large floor-to-ceiling window, finished with attractive laminate wood flooring which continues through the ground floor accommodation. The kitchen has a central island, has been refitted with a stylish range of units and various integrated appliances. Bi-folding doors from the dining area open onto the private rear garden.

Upstairs are 3 bedrooms and the bathroom which has been finished with a modern white suite and is complemented by attractive tiling.

Outside the front of the property is shingled for ease of maintenance and set back behind a brick wall. There is also a garage located in a nearby block.



The rear garden offers a good degree of privacy and has been landscaped by the owners. There is an attractive slate patio, the remainder is laid to lawn and enclosed by fencing. The property is equidistant from both the Primary School and Village College as well as a 5-minute walk from the High Street with its wide range of facilities.





89 sqm / 964 sqft

115 sqm / 0.02 acre

Terraced house

3 bed, 1 recep, 1 bath

Garage

1970s

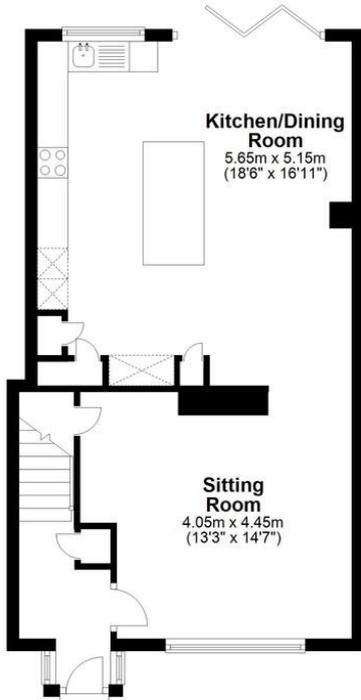
EPC - TBC

Council tax band - C



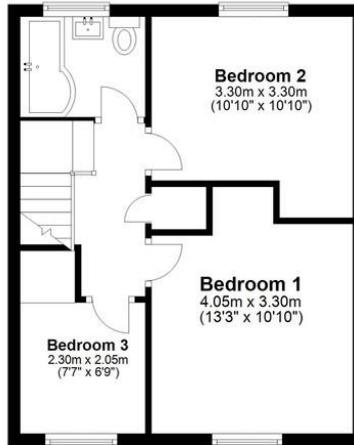
Ground Floor

Approx. 52.4 sq. metres (563.6 sq. feet)



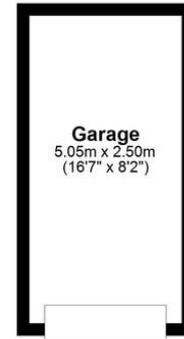
First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



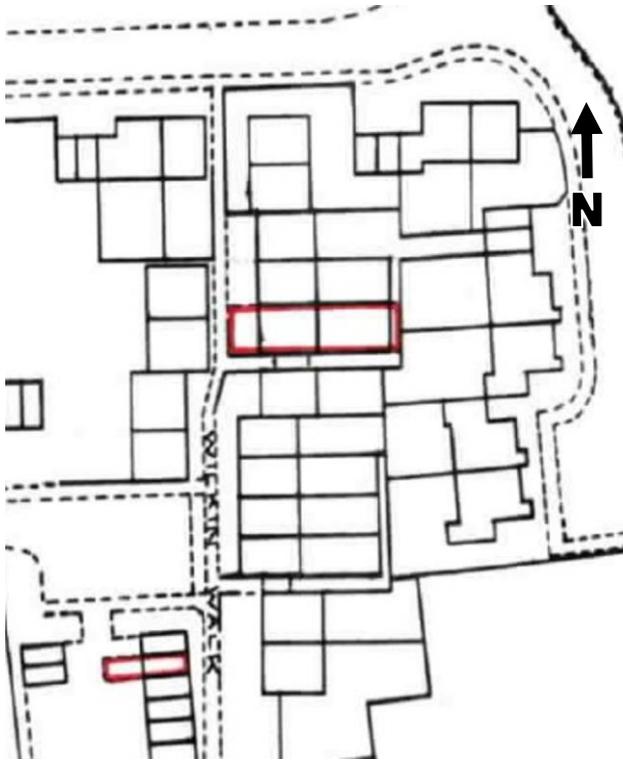
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 89.6 sq. metres (964.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops.

The village benefits from a Co-operative store, Costcutter, Post Office and Pharmacy. In addition there are two GP Surgeries, a Dental Surgery, Library and community centre. Cottenham boasts 3 Public houses and various restaurants including a Chinese takeaway and an award-winning Indian Restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College, both of which are Ofsted rated as good.

Cambridge is easily accessible with cycle paths back to the city, a regular citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads.

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