



4 Lyles Road
Cottenham, CB24 8QR

Guide price £425,000



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- Garage and driveway
- Convenient village location
- Open plan living
- Enclosed garden

An immaculately presented three-bedroom detached home, offering an enclosed rear garden and driveway, located in a popular residential area in the desirable village of Cottenham.

Extending over approximately 1,320 sq ft, the accommodation comprises, on the ground floor, a well-proportioned living room with plenty of natural light, leading through to a dining room with sliding patio doors opening onto the rear garden. The kitchen is well fitted, with ample wall and base units, an integrated double oven, induction hob, and space and plumbing for additional white goods. The part converted garage is currently being used as a snug, but would make an ideal office/play room. A good-sized cloakroom, completes the ground floor.

Upstairs are three bedrooms, with the principal bedroom being particularly spacious and enjoying a dual aspect. The family bathroom is fitted with a bath with shower over, hand wash basin and WC, and also benefits from useful shelving space.





Outside, the front of the property offers a driveway providing off-road parking for two cars, along with storage in the remaining unconverted section of the garage. Gated side access leads to an enclosed rear garden, mainly laid to lawn, with a raised decked area and an additional patio.

Cottenham is a large, well-served village. It provides schooling for all ages, excellent local shopping, a doctors surgery, dentist, library several public houses and a thriving community and recreation ground. The village is well-placed for the major commuter links and those needing access to Cambridge Science Park, the A14, or the railway station at Waterbeach. All of which are just a few minutes away by car.

SatNav: CB24 8QR

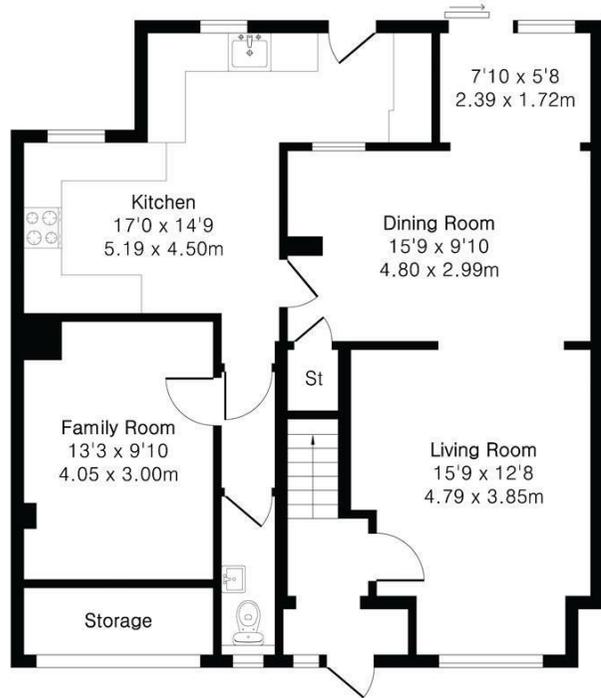
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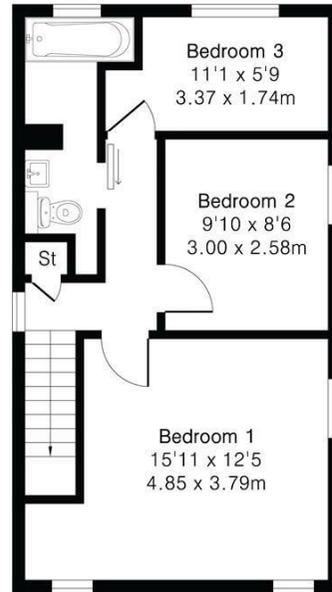
Approximate Gross Internal Area 1320 sq ft - 122 sq m

Ground Floor Area 863 sq ft – 80 sq m

First Floor Area 457 sq ft – 42 sq m



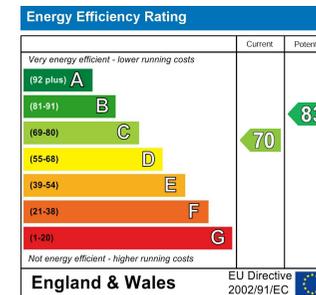
Ground Floor



First Floor



Energy Efficiency Graph



Tenure: Freehold
Council tax band: D

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