

GROUND FLOOR WC Obscured double glazed window to side, WC, handbasin, tiled splash back, radiator, tiled floor.

STUDY 11' 0" x 6' 5" (3.35m x 1.96m) Double glazed window to front, radiator.

DINING ROOM 14' 10" x 13' 6" (4.52m x 4.11m) Double glazed window to side, patio doors to garden, radiator, engineered oak floor, living flame inset fire, door to inner hall.

INNER HALL Door leading to living room, kitchen and dining room. Radiator. Stairs leading to first floor.

LIVING ROOM 20' 9" x 8' 10" (6.32m x 2.69m) widening to 11'5" Two double glazed windows to front, double radiator, open fire with stone surround.

KITCHEN/BREAKFAST ROOM 20' 8" x 9' 7" (6.3m x 2.92m) Double glazed window to rear, patio doors leading to rear garden. Range of fully fitted wall and base units, drawers under, rolled edge work top surface over, stainless steel sink unit with mixer tap, space for fridge/freezer, stainless steel double oven. Two oven Aga with two hotplates and extractor hood over, two ring electric hob, plumbing for dishwasher, inset spotlights to ceiling, tiled floor and door to utility room.

UTILITY ROOM 11' 2" x 6' 11" (3.4m x 2.11m) Double glazed door to side, obscured window. Storage cupboard housing boiler and additional shelving, space for full height fridge and freezer, plumbing and space for tumble dryer and washing machine, radiator, tiled floor.

FIRST FLOOR GALLERIED LANDING Loft access, airing cupboard, sky light, doors off to all bedrooms.

MASTER BEDROOM 16' 6" x 13' 9" (5.03m x 4.19m) Double glazed window to front, radiator, built in wardrobes. Walk in dressing room with shelving and hanging.

ENSUITE SHOWER ROOM Obscured double glazed window to rear, WC, hand basin, walk in tiled shower cubicle with chrome fitted power shower, free standing bath, fully tiled walls, inset spotlights to ceiling, extractor fan, chrome heated towel rail, tiled floor.



BEDROOM TWO 12' 9" x 9' 10" (3.89m x 3m) Two double glazed windows to front, double glazed window to side, radiator.



BEDROOM THREE 10' 11" x 9' 7" (3.33m x 2.92m) Double glazed window to rear, double built in wardrobe with shelving and hanging.

BEDROOM FOUR 11' 5" x 7' 8" (3.48m x 2.34m) Double glazed window to front, radiator.

BEDROOM FIVE 9' 7" x 6' 11" (2.92m x 2.11m) Double glazed window to rear, radiator, strip wood flooring.

SHOWER ROOM Obscured double glazed window to side, WC, hand basin, tiled shower cubicle with electric shower and power shower.



ANNEXE KITCHEN 13' 1" x 4' 6" (3.99m x 1.37m) Vaulted ceiling with skylight, range of fully fitted wall and base units with rolled edge work surface, tiled splash back, two ring electric hob with extractor over, stainless steel sink with electric hot water tap, shelving to the walls.

ANNEXE BEDROOM ONE 11' 9" x 7' 9" (3.58m x 2.36m) With mezzanine floor, electric heater, Velux window.

ANNEXE BEDROOM TWO 11' 9" x 8' 1" (3.58m x 2.46m) With mezzanine floor, electric heater, Velux window.

ANNEXE SHOWER ROOM Tiled shower cubicle with electric shower, hand basin, WC.



PARKING AND GARDENS To the front of the property is a large expanse of driveway providing off road parking for numerous vehicles, lawned front garden and access to courtyard, block paved with covered car port, grapevine and further storage area housing a shed, outside tap, garden summer house with bench seating. The rear garden is mainly laid to lawn and enclosed by fencing with various flowers and shrubs set to borders and beds, gated side access and timber decked area with pergola with a mature wisteria and an outdoor electric point. There is also an electric sun awning above the kitchen patio doors and window. With raised vegetable growing area with wood chip and fencing leading to a timber potting shed, glass sided with views over the garden, leading to a garden store.



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4a Willingham Road, Over, CB24 5PD

£600,000 Freehold

A substantial five bedroom detached house, set within a generous south facing garden. The property enjoys a particularly good size plot which includes a large front garden, courtyard and beautifully established rear garden which sides onto the village green. The house itself has been extended and includes two reception rooms, a useful home office and kitchen/dining room with separate utility room. There are five bedrooms with a walk in dressing room en suite to master. The detached double garage has been converted to a self contained, two bedroom annex.



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