

**ENTRANCE HALLWAY** Oak and glass staircase rising to first floor, under stairs storage area, inset spot lights to ceiling, oak internal doors throughout, porcelain tiled floor with under floor heating. Walk in cloaks cupboard with shelving and hanging.

**LIVING ROOM** 16' 8" x 12' 7" (5.08m x 3.84m) Double glazed window to front aspect, log burning stove inset to fireplace with oak beam and marble hearth.

**OFFICE** 10' 0" x 6' 11" (3.05m x 2.11m) Double glazed window to front aspect, built in desk and storage cupboards, walk in cloaks cupboard with shelving and hanging, porcelain tiled floor with under floor heating.

**DOWNSTAIRS CLOAKROOM** W.C, wash hand basin with tiled splash back, oak shelving, porcelain tiled floor with under floor heating.

**FAMILY ROOM** 12' 3" x 9' 3" (3.73m x 2.82m) Double glazed window to rear aspect, wood effect flooring.

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM** 19' 4" x 18' 7" (5.89m x 5.66m) Double glazed window to side aspect, bi-folding doors leading to the patio area, range of fully fitted wall and base units, drawers under, worksurfaces over and return splash backs. Built in double oven, four ring hob with extractor hood over, space and plumbing for American style fridge/freezer, inset stainless steel one and a half bowl sink unit with mixer tap/hot water tap. Central island with oak worksurface, additional storage and integrated dishwasher. Inset spot lights to ceiling, porcelain tiled floor with under floor heating, door to utility room.

**UTILITY ROOM** 9' 6" x 5' 10" (2.9m x 1.78m) Double glazed door to side aspect. Range of built in wall and base units, inset sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, airing cupboard housing hot water cylinder and boiler, inset spot lights to ceiling, porcelain tiled floor with under floor heating.

**FIRST FLOOR LANDING** Half floor landing with double glazed window to side aspect, vaulted ceiling, loft access, double airing cupboard housing hot water tank, doors off to bedrooms and bathroom.



**BEDROOM ONE** 18' 6" x 11' 9" widening to 19'2" (5.64m x 3.58m) Double glazed French doors to Juliette balcony, velux window to side aspect, radiator.



**WALK IN WARDROBE** 12' 2" narrowing to 6'3" x 7' 7" (3.71m x 2.31m) Velux window, radiator.

**EN-SUITE SHOWER ROOM** W.C, wash hand basin inset to vanity unit, walk in glass shower cubicle with chrome fitting, extractor fan, inset spot lights to ceiling, fully tiled walls, stone tiled flooring.

**BEDROOM TWO** 13' 5" x 10' 11" (4.09m x 3.33m) Velux window to front aspect, radiator.



**EN-SUITE (INCOMPLETE)** Obscured double glazed window to side aspect, plumbing for w.c, plumbing for wash hand basin, plumbing for shower.

**BEDROOM THREE** 11' 5" x 9' 10" (3.48m x 3m) Double glazed window to front aspect, radiator, vaulted ceiling.

**EN-SUITE SHOWER ROOM** Velux window, w.c, wash hand basin inset to vanity unit with tiled splash back, tiled shower cubicle with chrome fitting, chrome heated towel rail, extractor fan.



**BEDROOM FOUR** 15' 11" x 9' 4" (4.85m x 2.84m) Double glazed velux window to rear aspect, radiator.

#### SELF CONTAINED ANNEXE

**LOUNGE/DINER** 19' 7" x 12' 2" (5.97m x 3.71m) Bi-fold doors leading to the rear garden, tall gun metal grey feature radiator.

**KITCHEN** 11' 7" x 5' 5" (3.53m x 1.65m) Double glazed window to side aspect, sky light, range of fully fitted wall and base units, worksurfaces over and tiled splash back. Stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space for fridge/freezer, space for cooker, inset spot lights to ceiling.

**SHOWER ROOM** Sky light, W.C, wash hand basin, tiled shower cubicle with chrome fitting, airing cupboard with hot water cylinder and space and plumbing for washing machine, extractor fan, inset spot lights to ceiling.



GARDENS AND PARKING A gravel driveway provides off road parking for numerous vehicles to the front of the property and either side of the property are fenced side storage areas. The rear garden comprises a large expanse of raised patio area, leading to a lawn and decked area, with pergola. This provides a perfect area for outdoor dining. Beyond this is an area used for children's play, laid with artificial turf and includes a sunken trampoline. Enclosed by fencing.

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**HOCKEYS**  
ESTABLISHED 1885





17 Willingham Road, Over, Cambridge,  
CB24 5PD

£725,000 Freehold

Situated in the heart of this sought after village, with views over the village green. A substantial and particularly well presented family home, having undergone a complete program of renovations in recent years, the accommodation now includes a much requested open plan kitchen/dining/family room with bi folding doors which lead to the generous and landscaped garden. The main house comprises sitting room with log burning stove, study, family room and there are four bedrooms with three en suites and a family bathroom on the first floor. In addition to this is a detached, self contained annex which can accommodate family members.



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