

ENTRANCE HALL Double glazed door to front, doors off, radiator.

GROUND FLOOR CLOAKROOM Obscured double glazed window to side, WC, hand basin inset to vanity unit with built-in storage, wall mounted mirror fronted bathroom cabinet, fully tiled walls, radiator.

KITCHEN 10' 10" x 10' 6" (3.3m x 3.2m) Double glazed window and door to side, range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and return splashback. Stainless steel sink unit and mixer tap, double oven with four ring gas hob and matching extractor hood over, integrated fridge and washing machine, oven and four ring gas hob and extractor hood over, plumbing and space for dishwasher washing machine, built-in storage cupboard, inset spotlights to ceiling, radiator, tiled floor.

OPEN PLAN LOUNGE DINER 23' 1" x 11' 10" (7.04m x 3.61m) Double glazed window to front, electric fire with marble surround and timber hearth, radiator.

INNER HALL Doors off, loft access, radiator.

BEDROOM ONE 15' 10" x 10' 4" (4.83m x 3.15m) Full height window to rear, range of built-in wardrobes with shelving and hanging, two chests of drawer, two bedside drawers, radiator.

BATHROOM Obscured double glazed window to side, four piece suite comprising WC, hand basin, bath with chrome shower fitting over, tiled corner quadrant with electric shower, inset spotlights to ceiling, radiator.

BEDROOM TWO 12' 2" x 8' 11" (3.71m x 2.72m) Full height double glazed window, range of built-in wardrobes, radiator.

BEDROOM THREE 9' 1" x 7' 11" (2.77m x 2.41m) Double glazed window to side, radiator.

PARKING AND GARDENS To the front of the property is a large expanse of gravel with various shrubs set to borders and beds.

A block paved driveway provides off road parking for numerous vehicles and leads to a single brick built garage



with up and over door, personal door and window to rear and power and light connected.

Gated access leads to the side of the property with a paved courtyard. From the courtyard leading to the garden which is enclosed by fencing, paved patio area, mainly laid to lawn with various flowers and shrubs set to borders and beds, timber shed.

LOCATION AND FACILITIES Bar Hill can be found just off the A14 at junction 29, approximately 4 miles north-west of Cambridge city centre and 13.2 miles from the centre of St Ives. Bar Hill is a thriving purpose-built village, with a regular bus service. With expansion of the A14 now completed, this village will benefit from better access to Cambridge, A1, A428 and M11. With cycle paths into Cambridge and pedestrian/cycle paths connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.

The village offers a collection of shops with most located within The Mall and comprises a Next store, Costa Coffee, fish and chip shop, Bookers wholesale and Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions. The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctors surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, park, village green and social club. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



Ground Floor



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50 Foxhollow, Bar Hill, Cambridge, CB23
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£450,000 Freehold

A chain free, three bedroom detached bungalow situated at the end of a much requested development and a short walk to the centre of the village and its wide range of amenities. The property sits within a generous corner plot, which therefore provides potential for further development, subject to the necessary consent. With a private garden and garage alongside.



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