

ENTRANCE HALLWAY Stairs leading to first floor, doors off to all rooms, radiator, alarm pad.

PARTLY CONVERTED GARAGE (STUDY) 12' 4" x 8' 2" (3.76m x 2.49m) Storage to the front with up and over door. The rear is used as a study. (Partition all easily removed to reinstate use of garage) Power and light connected.

LIVING ROOM 18' 8" x 10' 6" (5.69m x 3.2m) Double glazed bay window to front, double glazed window to side, double radiator, part glazed double doors leading to dining room.

DINING ROOM 10' 8" x 8' 10" (3.25m x 2.69m) Double glazed patio doors to garden, double radiator, door to kitchen.

KITCHEN/BREAKFAST ROOM 10' 1" x 9' 5" (3.07m x 2.87m) Double glazed window to rear, range of fully fitted base and wall units, drawers under rolled edge worktops, worksurfaces over and tiled splash back. Stainless steel sink unit and mixer tap, double oven, hob and extractor hood over. Space and plumbing for dishwasher, space for fridge, door to utility room.

UTILITY ROOM 6' 3" x 5' 1" (1.91m x 1.55m) Double glazed door to garden, range of base units with drawers under rolled edge work tops, work surfaces over and tiled splash back. Sink unit with mixer tap, wall mounted gas boiler (installed in 2015), radiator, space and plumbing for washing machine, space for tumble dryer.

DOWNSTAIRS CLOAKROOM Obscured double glazed window to side, w.c, hand basin, tiled splash back, radiator.

FIRST FLOOR LANDING Obscured double glazed window to side, radiator, loft access, doors off to all rooms.

BEDROOM ONE 11' 7" x 11' 4" (3.53m x 3.45m) Double glazed window to front, radiator, range of fully fitted wardrobes with shelving and hanging.

EN-SUITE SHOWER ROOM Obscured double glazed window to side, w.c, hand basin, tiled shower cubicle with chrome fitting, extractor fan, shaver point.



BEDROOM TWO 10' 3" x 8' 4" (3.12m x 2.54m) Double glazed window to rear, radiator, double built in wardrobe with shelving and hanging.



BEDROOM THREE 11' 5" x 9' 6" (3.48m x 2.9m) Double glazed window to front, radiator, double built in wardrobe with shelving and hanging.

BEDROOM FOUR 7' 5" x 6' 7" (2.26m x 2.01m) Double glazed window to rear, radiator, double built in wardrobe with shelving and hanging.

FAMILY BATHROOM Obscured double glazed window to rear, w.c, hand basin, bath with shower over, tiled splash backs, inset spot lights to ceiling, extractor fan, shaver point, radiator.



GARDENS AND PARKING There is a driveway to the front of the property providing off road parking leading to the partly converted integral garage. There is a small lawned area with various plants and shrubs. The rear garden is south-west facing with an expanse of lawn, various flowers and shrubs set to borders and beds, a patio area, outside tap, metal shed and gated side access.

LOCATION AND FACILITIES Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11.



There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion.

Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose-built town of Northstowe that is currently in development.



GROUND FLOOR



FIRST FLOOR



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16 Stokes Close, Longstanton,
Cambridge, CB24 3FG

£450,000 Freehold

An attractive detached family home offered for sale with the advantage of no onward chain.

The property benefits from having four bedrooms, all with fitted wardrobes, an en-suite to master, two reception rooms and partially converted garage.

Constructed some 20 years ago, Stokes Close is a well regarded small development of detached 4/5 bedroom homes, a short walk to the many amenities within the village.



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