

ENTRANCE HALL Entrance door leading to entrance hall with radiator and coat hooks. Stairs to first floor landing.

FIRST FLOOR LANDING Double glazed velux window. Airing cupboard housing Vaillant boiler with shelving, radiator, doors leading off.

BEDROOM ONE 11' 8" x 11' 3" (3.56m x 3.43m) Double glazed window to front, two double built in wardrobes with shelving and hanging, double radiator.

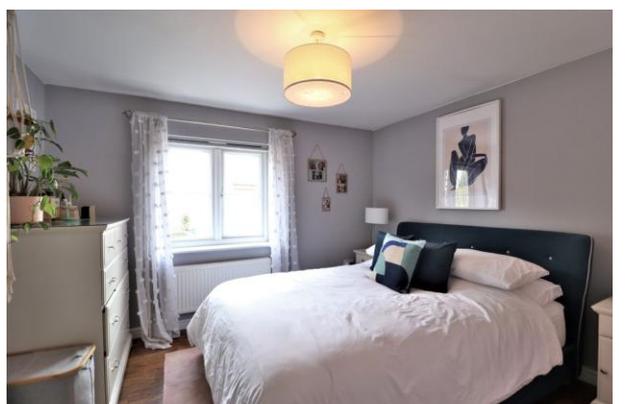
BEDROOM TWO 11' 1" x 8' 3" (3.38m x 2.51m) Double glazed window to front, treble built in wardrobe with shelving and hanging, radiator.

BATHROOM Double glazed Velux window to rear, WC, hand basin, bath with chrome shower fitting over and tiled splashback, two built in bathroom storage cabinets, shaver point, extractor fan, heated towel rail, inset spotlights to ceiling, double radiator.

LOUNGE/DINING AREA Double glazed window to front, two double radiators, wood effect flooring, open plan to kitchen.

KITCHEN 18' 0" narrows to 12' 8" x 17' 9" (5.49m x 5.41m) Double glazed window to rear and double glazed Velux window. Range of fully fitted wall and base units in high gloss finish with work surface over and tiled splashback, sink unit and mixer tap, plumbing and space for washing machine, dishwasher, space for fridge/freezer and built in Zanussi stainless steel oven and four ring gas hob with extractor hood over.

PARKING AND GARDENS A car port provides off road parking for two vehicles and leads to a block paved courtyard with bin storage area, this could easily be reverted back to increase the size of the garden. A gated access leads to the south facing rear garden which is enclosed by fencing, laid with artificial turf. A paved area provides the ideal space for entertaining. With raised flower beds and vegetable growing area.



LOCATION AND FACILITIES Willingham is located approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north. Popular for both cyclist and runners, the guided busway also provides a well used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's. With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill.



The village is very well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and a number of small businesses along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub. Also the newly opened Lot 25 at Willingham Auction Rooms with an outdoor eatery serving tapas, artisan breads, cakes and a wide selection of gins, this includes also antique and new furniture sale hall with tea rooms.

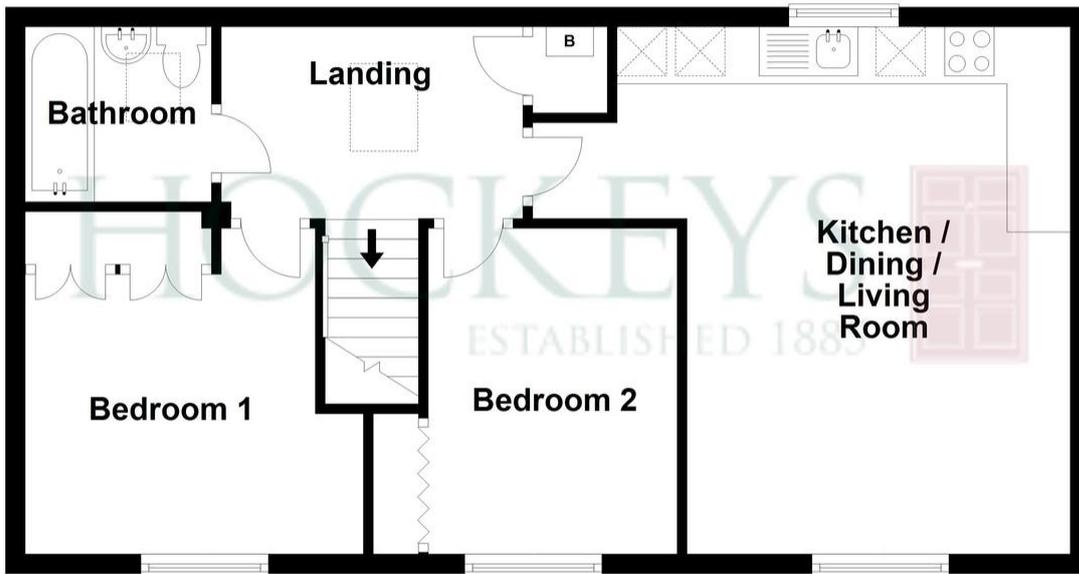


The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.



Floor Plan

Approx. 56.9 sq. metres (612.6 sq. feet)



Total area: approx. 56.9 sq. metres (612.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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39 Bourneys Manor Close, Willingham,
Cambridge, CB24 5GX

£240,000 Freehold

A beautifully presented modern home, having been updated and improved by the current vendors who have a particular eye for detail.

The freehold coach house design includes a recently refitted kitchen which is open plan to the living/dining room. There are also two double bedrooms and an attractive bathroom.

The property also features a number of built-in storage cupboards including an external brick cupboard. There is also a block-paved driveway providing off-road parking for two vehicles; this leads to an enclosed, south-facing garden.



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