

ENTRANCE HALLWAY Oak flooring, stairs leading to half landing, doors off to all reception rooms, radiator, under stairs storage cupboard.

OFFICE/FAMILY ROOM 11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to front, radiator, solid oak flooring.

LIVING ROOM 19' 10" x 11' 6" (6.05m x 3.51m) Double glazed window to rear, double glazed French doors to garden, two radiators, electric fire with granite hearth and timber surround, solid oak flooring.



OFFICE/GROUND FLOOR BEDROOM 11' 7" x 8' 1" (3.53m x 2.46m) Double glazed window to front, radiator.

GROUND FLOOR CLOAKROOM Obscured double glazed window to side, two piece suite comprising w.c, hand basin, half tongue and groove walls, radiator, stone tiled floor.

OPEN PLAN KITCHEN/DINING ROOM/LIVING ROOM 38' 3" x 12' 8" narrowing to 10' 8" (11.66m x 3.86m)



KITCHEN AREA Double glazed window to rear. Range of fully fitted wall and base units with Quartz work surface over and tiled splash back. Inset ceramic sink unit with mixer tap, integrated dishwasher, Rangemaster Professional Deluxe with two ovens, grill and induction hob, extractor hood over and granite splash back. Inset spot lights to ceiling, radiator, door to utility room, open plan to dining/living room, porcelain tiled floor.

DINING ROOM/LIVING ROOM Velux windows and bi-fold doors leading to the rear garden, log burning stove, underfloor heating, inset spot lights to ceiling, continuation of porcelain tiled floor.



UTILITY ROOM 8' 2" x 7' 9" (2.49m x 2.36m) Double glazed door to garden. Range of fitted wall and base units, work surface over and tiled splash back. Stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, inset spot lights to ceiling, extractor fan, radiator, tiled floor.

HALF LANDING Double glazed window to front.



FIRST FLOOR LANDING Radiator, loft access, airing cupboard housing hot water cylinder (Megaflow system) and shelving, doors off to all rooms.



BEDROOM ONE 14' 6" x 12' 0" (4.42m x 3.66m) Double glazed window to rear, radiator, range of fully fitted wardrobes with drawers, shelving and hanging.

EN-SUITE SHOWER ROOM Obscured double glazed window to front, three piece suite comprising w.c, twin hand basins inset to vanity unit, corner tiled shower cubicle with chrome fittings, chrome heated towel rail, fully tiled walls, radiator, extractor fan, inset spot lights to ceiling, tiled floor.

FAMILY BATHROOM Two velux windows to front, four piece suite comprising w.c, hand basin, bath with shower attachment over, tiled double corner shower cubicle with chrome fittings, chrome heated towel rail, radiator, inset spot lights to ceiling, extractor fan, shaver point, tiled floor.



BEDROOM TWO 12' 8" x 11' 8" (3.86m x 3.56m) Double glazed windows to rear and side, radiator.

BEDROOM THREE 12' 2" x 11' 2" (3.71m x 3.4m) Double glazed window to rear, radiator, triple built in wardrobe with shelving and hanging.



BEDROOM FOUR 11' 6" x 9' 7" (3.51m x 2.92m) Double glazed window to front, radiator.

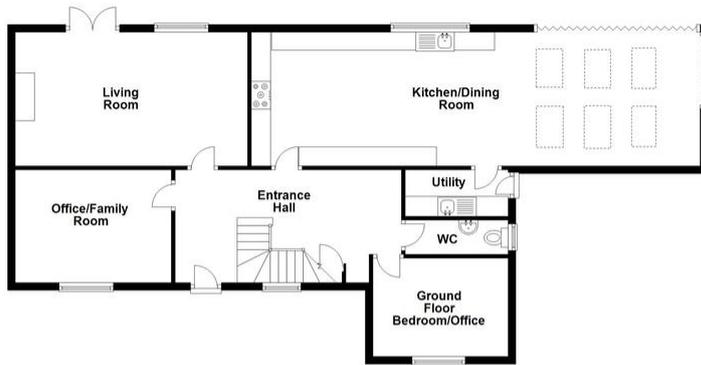
BEDROOM FIVE 9' 11" x 7' 10" (3.02m x 2.39m) Double glazed window to side, radiator.



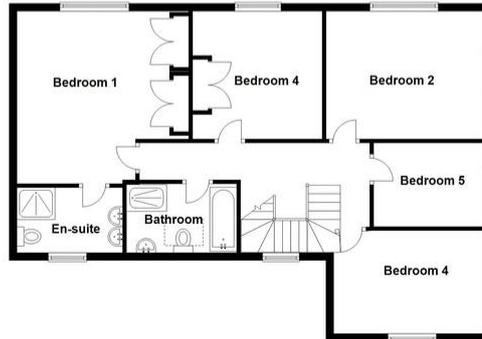
GARDENS AND PARKING To the front of the property is a driveway providing off road parking leading to a detached double garage with up and over door, power and light connected, overhead storage and personal door to the side. A gated side access leads to the corner plot rear garden which is laid mainly to lawn and enclosed by fencing with various flowers and shrubs set to borders and beds, mature trees, timber shed, gazebo and outside tap, with wonderful views over open fields.

LOCATION AND FACILITIES Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 now completed, the expectation is that residents will see better flowing traffic to the city, and

Ground Floor



First Floor



4 the old wood yard

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4 The Old Wood Yard, Over,
Cambridge, CB24 5NU

£695,000 Freehold

A substantial and beautifully presented, modern home. Situated within an exclusive development of just four individual detached properties, close to the excellent schools, shops and green within this sought after Cambridgeshire village. The property has been extended by the current vendors and now offers a wonderful open plan kitchen/dining/family room with log burning stove and bi fold doors opening to the extensive garden. The property also benefits from two further reception rooms, utility room and ground floor wc. The first floor accessed via the spacious entrance hall, comprises five bedrooms with en suite to master and a generous family bathroom. The wonderful, south facing garden overlooks fields of horses and there is also a detached double garage.



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