

ENTRANCE HALL UPC double glazed door to front, radiator, stairs to first floor, door to kitchen.

KITCHEN 8' 7" x 7' 5" (2.62m x 2.26m) Double glazed window to front, range of fully fitted wall and base units, drawers under, rolled edge worktop surface over and tiled splash back. Stainless steel circular sink unit and mixed tap. Integrated washing machine and dish washer. Four ring electric hob and extractor over. Built in combination microwave oven and grill and double oven, space for fridge freezer, inset spotlights to ceiling.



LOUNGE/DINER 20' 5" x 13' 11" (6.22m x 4.24m) Double glazed French doors to garden, under stairs storage cupboard, built in cupboard with shelving 20'5" x 13'11" narrowing to 10'9", radiator.

FIRST FLOOR LANDING Doors off, loft access, airing cupboard housing hot water tank and shelving.

BEDROOM ONE 13' 11" x 9' 8" (4.24m x 2.95m) Two double glazed windows to front, radiator.

BEDROOM TWO 12' 1" x 5' 11" (3.68m x 1.8m) Double glazed window to rear, radiator.

BEDROOM THREE 9' 0" x 7' 8" (2.74m x 2.34m) Double glazed window to rear, radiator.

FIRST FLOOR BATHROOM WC, hand basin, bath, tiled splash backs, chrome shower fittings over, inset spotlights to the ceiling, heated towel rail.

OUTSIDE To the front of the property is a block paved driveway providing off road parking. The rear garden is mainly block paved for low maintenance, enclosed by fencing with various flowers and shrubs set to borders and beds. Gated rear access leads to the garage which is single brick built with up and over door, enclosed by block.

LOCATION Bar Hill can be found just off the A14 at junction 29, approximately 4 miles (6.44 kilometres) north-west of Cambridge city centre and 13.2 miles (21.24 kilometres) from the centre of St.Ives.



VILLAGE INFORMATION Bar Hill is a thriving purpose built village, with a regular bus service. With completion of the expansion of the A14 this village will benefit from better access to Cambridge, A1, A428 and M11. Included in the plans are 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.

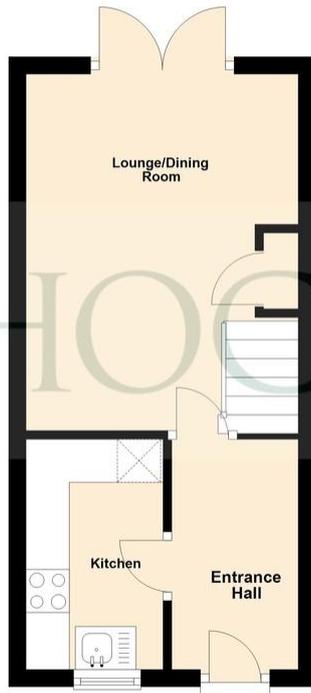


FACILITIES The village offers a collection of shops with most located within The Mall and comprises a Next store, Costa Coffee, fish and chip shop, Bookers wholesale and Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and 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, skate park, village green and social club. Beautiful countryside surrounds the village with far-reaching views and walks within the nature reserve. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.



Ground Floor



First Floor



34 Otter Close, Bar Hill

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 .

23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





34 Otter Close, Barhill, Cambridge, CB23
8EA

£250,000 Freehold

A renovated, three bedroom house situated a short walk to
the many amenities offered within this sought after village.



HOCKEYS
ESTABLISHED 1885

