



Walker Way, Longstanton, CB24 3EZ
£565,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

A substantial, three storey residence sitting in a corner plot position, in a no through road in this sought after development. Offered chain free, the accommodation comprises five bedrooms, a high spec refitted kitchen and utility with quartz worktops, a separate dining room, two bathrooms plus ensuite, and generous size living room with dual aspect windows. Outside there is a rear garden, single garage and driveway parking for two cars.

INTERIOR

The ground floor comprises an entrance hall with cloakroom, an attractive refitted kitchen and utility with quartz worktops, integrated appliances and a large Rangemaster dual oven cooker. A dining room with French doors to the garden and a large living room with windows to the front and side.

On the first floor there are three bedrooms - master with ensuite, and a family bathroom, with two further bedrooms and a shower room on the second floor. The whole of the flooring has been replaced in the last year, with Karndean fitted on the ground floor and new carpets in the living room and upstairs.

EXTERIOR

To the front of the property is a small garden with gated side access to the rear garden. The rear garden is enclosed by fencing and laid mainly to lawn. There is a driveway providing off road parking for two cars and a single brick-built garage with power and light connected and overhead storage.



KEY FEATURES

- Five bedrooms
- Three bathrooms / shower rooms
- High spec kitchen and utility
- Dining room with French doors to garden
- Lounge with twin aspect windows
- New carpets and Karndean flooring recently fitted
- Single garage and driveway for two cars
- Corner plot position on a no through road





LOCATION

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.



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS

ESTABLISHED 1885



ADDITIONAL INFORMATION

Local Authority
South Cambs District Council

Council Tax Band E
2021/2022 Annual £2,491

Services
Mains gas

Transport Links
A14, M11 and A1
Guided Busway - 0.5 miles
Cambridge North Train Station - 9 miles

Energy Rating
Energy Efficiency Rating C

Tenure & Possession
Freehold

Vendors Position
Chain free

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.