

ENTRANCE HALLWAY Door to front, double glazed internal window, double radiator, stairs to first floor, under stairs storage cupboard, laminate wood flooring.

DOWNSTAIRS CLOAKROOM Low level w.c, pedestal wash hand basin, tiled splash backs, tiled floor.

KITCHEN 14' 9" x 10' 7" increasing to 15'6" (4.5m x 3.23m) Double glazed window to front aspect comprehensive range of matching modern base and wall mounted units with under unit lighting. Inset one and a half bowl sink unit with instant hot water mixer tap above, integrated Bosch dishwasher, five burner gas Hotpoint hob with extractor canopy above, two integrated ovens, integrated microwave, integrated coffee machine, housed wall mounted gas boiler, tiled splash backs, slate flooring with underfloor heating.

UTILITY ROOM 6' 7" x 5' 4" (2.01m x 1.63m) Double glazed window to side aspect, double glazed door to garden, base and wall mounted units with worksurfaces, inset sink unit, space for tumble dryer, space and plumbing for washing machine, slate tiled flooring.

GARDEN ROOM/DINING ROOM 18' 8" x 10' 0" (5.69m x 3.05m) Double glazed doors to rear and side, slate tiled flooring, underfloor heating.

LIVING ROOM 14' 4" x 12' 7" (4.37m x 3.84m) Double glazed window to side aspect, double radiator.

OFFICE 9' 0" x 7' 1" (2.74m x 2.16m) Double glazed window to side aspect, laminate wood flooring, radiator.

FAMILY ROOM 14' 9" x 9' 11" (4.5m x 3.02m) Double glazed windows to front and side aspect, radiator, laminate wood flooring.

FIRST FLOOR LANDING Double glazed windows to rear and side aspect, two double radiators, ladder access into part boarded loft space, airing cupboard housing hot water cylinder.

BEDROOM ONE 14' 9" x 10' 2" (4.5m x 3.1m) Double glazed windows to front and side aspect, double radiator.



EN-SUITE Double glazed window to front aspect, inset w.c, wash basin, shower cubicle with inset shower, heated towel rail, partially tiled walls, ceramic tiled floor.

BEDROOM TWO 12' 11" narrowing to 10'10" x 12' 8" (3.94m x 3.86m) Two double glazed windows to side aspect, double radiator, built in fitted wardrobes.

EN-SUITE Low level w.c, pedestal wash hand basin, shower cubicle with inset shower, double radiator.

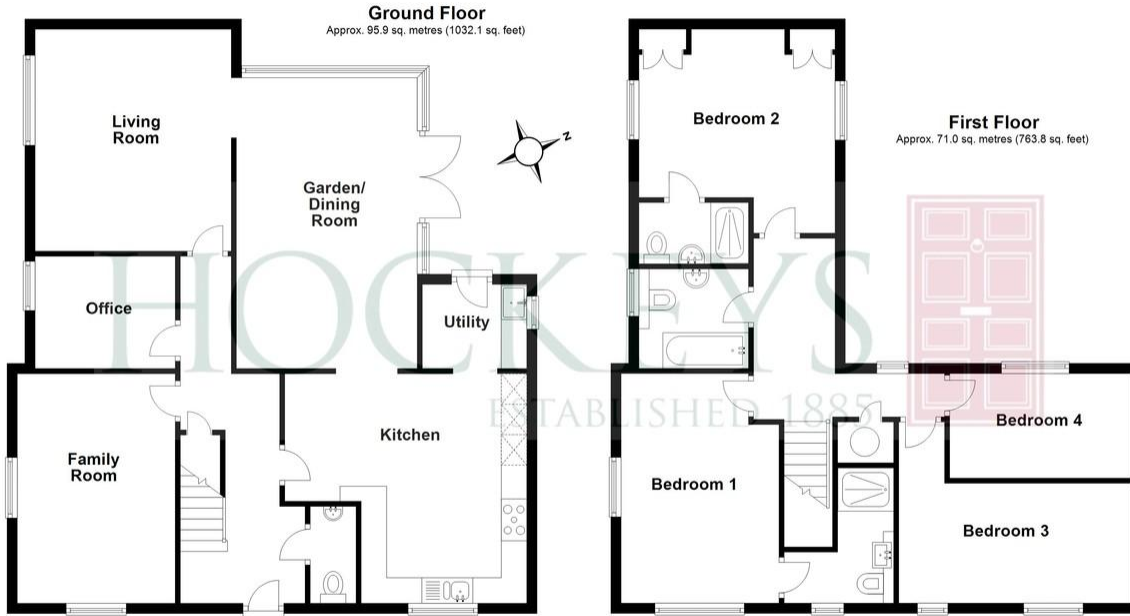
FAMILY BATHROOM Double glazed window to side aspect, vanity unit wash basin, inset w.c, panel enclosed bath with inset shower over, heated towel rail, inset w.c, part tiled walls, ceramic tiled flooring.

BEDROOM THREE 14' 11" x 7' 8" (4.55m x 2.34m) Two double glazed windows to front aspect, double radiator.

BEDROOM FOUR 11' 6" x 6' 10" (3.51m x 2.08m) Double glazed window to rear aspect, double radiator.

OUTSIDE The property has a double car port to the side with access leading into the rear garden. The rear garden is laid to patio with shed, raised beds and a range of shrubs.





Total area: approx. 166.8 sq. metres (1795.9 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

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13 Sheepwash Way, Longstanton,
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Guide Price £475,000 Freehold

Viewing is advised on this well presented family home that has the advantage of a refitted kitchen and bathroom suites in addition to a sizeable garden room extension and utility room. The property comprises four reception rooms and four bedrooms with two en suite bathrooms.



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