

**ENTRANCE LOBBY** Glazed door leading to side passage, door leading to entrance hall.

**ENTRANCE HALL** Double glazed window to front, under stairs storage cupboard with stairs to first floor, radiator, doors off to reception rooms, ground floor cloakroom.

**CLOAKROOM** Stained glass window, WC, hand basin inset to vanity unit with half tiled walls, radiator.

**SITTING ROOM** 18' 8" x 11' 8" (5.69m x 3.56m) Double glazed box bay window to front, window to rear and door to garden, two radiators, Gazco Studio Slimline gas fire.

**KITCHEN/BREAKFAST** 13' 0" x 8' 11" (3.96m x 2.72m) Double glazed window to rear. Range of fully fitted wall and base units, drawers under rolled edge worktop surface over, one and half sink unit and mixer tap, stainless steel double oven, four ring hob and extractor hood over, fridge/freezer and integrated dishwasher. Breakfast bar, radiator, door leading to utility room.

**UTILITY ROOM** 5' 9" x 5' 0" (1.75m x 1.52m) Obscured double glazed room to side. Range of fully fitted wall and base units, rolled edge worktop surface over and tiled splashback, inset stainless steel sink unit and mixer tap, washing machine, full height storage cupboard housing boiler, radiator.

**DINING ROOM** 12' 1" x 10' 0" (3.68m x 3.05m) Double glazed French doors leading to conservatory, double radiator.

**CONSERVATORY** 12' 4" x 11' 3" (3.76m x 3.43m) Double glazed and brick built, French doors to garden, radiator, tiled floor.

**GALLERIED LANDING** Double glazed window to front, loft access, airing cupboard housing hot water tank and shelving.

**BEDROOM ONE** 12' 4" x 9' 2" (3.76m x 2.79m) Double glazed window to front, double glazed window to rear, range of built in wardrobes with shelving and hanging, radiator.

**ENSUITE SHOWER ROOM** Obscured double glazed window to rear, WC, hand basin inset to vanity unit with



tiled splashback, tiled shower cubicle with chrome fitting, heated towel rail.

**BEDROOM TWO** 11' 9" x 10' 6" (3.58m x 3.2m) Double glazed window to rear, radiator.

**BEDROOM THREE** 9' 1" x 7' 10" (2.77m x 2.39m) Double glazed window to rear, radiator.

**BEDROOM FOUR** 7' 10" x 6' 9" (2.39m x 2.06m) Double glazed window to front, radiator.

**FAMILY BATHROOM** Obscured double glazed window to front, WC, hand basin inset to vanity unit with range of built in cupboards, bath with chrome shower fitting, fully tiled walls and heated towel rail.

**PARKING AND GARDENS** To the front of the property is a generous block paved driveway providing off road parking, an expanse of lawn and a gated access leads to the rear garden. Mainly laid to lawn and enclosed by fencing with an expanse of patio, various flowers and shrubs set to borders and beds, outside tap and timber shed.

Attached double garage with two up and over doors, power and light connected, overhead storage and personnel door to rear, double glazed window to side.

**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 the A14 and 5 miles from the M11.

**FACILITIES** 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.





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**HOCKEYS**  
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10 Clive Hall Drive, Longstanton,  
Cambridge, CB24 3DT

£436,000 Freehold

Located within a sought after close where properties are rarely available for sale, is this well presented four bedroom detached family home. The property comprises a spacious entrance hall with useful entrance lobby which link the double garage. There is a modern kitchen, with separate utility room. A further dining room, sitting room and conservatory complete the ground floor accommodation. The first floor includes three generous double bedrooms and a fourth single bedroom or office. There are built in wardrobes, an en suite to master and modern family bathroom. To the front of the property is a generous driveway and double garage, the private garden is also south facing.



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