

**ENTRANCE HALLWAY** Double glazed door to garden, double radiator, built in cupboard with hanging rail and shelving, engineered oak wood flooring.

**BEDROOM TWO** 10' 6" x 9' 5" (3.2m x 2.87m) Double glazed box bay window to front aspect with views over fields, double radiator, engineered oak wood flooring.

**BEDROOM THREE** 10' 6" x 7' 11" (3.2m x 2.41m) Double glazed window to side aspect, single radiator.

**STUDY/BEDROOM FOUR** 10' 6" x 5' 5" (3.2m x 1.65m) Double glazed window to side aspect, radiator, laminate wood flooring.

**BATHROOM** P-shaped bath, vanity unit wash basin, tiled splash backs, heated towel rail, inset spot lights.

**SEPARATE W.C** Low level w.c, vanity unit wash basin, tiled splash back, radiator.

**KITCHEN/DINER** 17' 7" x 15' 0" (5.36m x 4.57m) Double glazed window to rear aspect, comprehensive range of matching base and wall mounted units with worksurfaces, inset one and a half bowl sink unit, space for range style cooker with extractor canopy above, tiled splash backs, space for America style fridge/freezer, additional wall and base units including glass fronted cabinets, space and plumbing for washing machine, space and plumbing for dishwasher, radiator, inset spot lights.

#### FIRST FLOOR LANDING

**LIVING ROOM** 18' 11" max x 13' 4" (5.77m x 4.06m) Double glazed window to front aspect with far reaching views over fields, radiator, log burner.

**PLAYROOM** 12' 1" x 7' 11" (3.68m x 2.41m) Double glazed sky light, double radiator, laminate wood flooring.

**BEDROOM ONE** 14' 8" x 10' 6" (4.47m x 3.2m) Double glazed window to rear aspect, eaves storage cupboard, double radiator, inset spot lights, engineered wood flooring.

**BATHROOM** Double glazed sky light, vanity unit wash basin, close coupled w.c, corner shower cubicle, tiled splash backs, loft access.



OUTSIDE Patio area with steps leading to a lawned garden with two additional feature patios, variety of established trees and shrub borders, shed and personal door to garage.



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85a Glebe Road, Barrington, Cambridge,  
CB22 7RP

£395,000 Freehold

Situated in the picturesque village of Barrington is this interesting 'upside down' four bedroom semi detached house with three ground floor bedrooms, shower room and kitchen/diner with a first floor master bedroom, shower room and living room with views over open countryside.



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