

ENTRANCE PORCH Leading to entrance hall

ENTRANCE HALL Doors leading to ground floor rooms, under stairs storage area and cupboard.

LIVING ROOM 12' 11" x 10' 10" (3.94m x 3.3m) Double glazed window to front, radiator, open fire with stone surround.

DINING ROOM 12' 11" x 12' 9" (3.94m x 3.89m) Double glazed window to rear, strip wood flooring.

KITCHEN 8' 8" x 7' 2" (2.64m x 2.18m) Door to rear garden, range of fitted wall and base units, drawers under, rolled edge work surface over and tiled splash back, stainless steel sink unit, space and connection point for gas cooker, tiled floor.

FIRST FLOOR LANDING Doors leading to all bedrooms and bathroom, airing cupboard housing hot water tank, double built in cupboard.

BEDROOM ONE 12' 10" x 9' 2" (3.91m x 2.79m) Double glazed windows to front and side, radiator.

BEDROOM TWO 15' 0" x 9' 11" (4.57m x 3.02m) Double glazed window to front, radiator, built in wardrobe with shelving and hanging.

BEDROOM THREE 12' 10" x 8' 11" (3.91m x 2.72m) Double glazed window to rear, radiator, built in wardrobe with shelving and hanging.

BEDROOM FOUR 10' 4" x 7' 0" (3.15m x 2.13m) Double glazed window to front, radiator, built in wardrobe with shelving and hanging.

BEDROOM FIVE 11' 8" x 10' 2" (3.56m x 3.1m) narrowing to 4'10" Double glazed window to rear, radiator.

FAMILY BATHROOM Obscured double glazed window to rear, WC, hand basin, bath, electric shower over and tiled splash back, radiator.



ANNEXE Inner hall, radiator.

BEDROOM/LOUNGE 12' 7" x 10' 2" (3.84m x 3.1m)

Double glazed window to rear, double radiator, engineered oak floor.

KITCHEN 10' 2" x 8' 9" (3.1m x 2.67m) Double glazed windows to front and side. A range of fitted wall and base units, drawers under, rolled edge worktop surface over, stainless steel one and a half sink unit with mixer tap, built in oven, space and plumbing for washing machine, gas boiler.

BATHROOM Obscured double glazed window to side, WC, hand basin, bath, tiled splash back, radiator.

PARKING AND GARDENS To the front of the property is a large expanse of driveway providing off road parking. There is also a detached brick built garage with up and over door, power and light connected and a door to the rear garden. The front lawned area has hedging to the boundary and gated access leading to the rear garden which is mainly laid to lawn, enclosed by fencing, various flowers and shrubs set to borders and beds, mature trees, paved patio, outside tap and backing on to fields.

LOCATION Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 completed in the summer of 2020, the expectation is that residents will see better flowing traffic to the city and also benefit from the use of the additional local byroads.

VILLAGE INFORMATION Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers. The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events.

FACILITIES There are two preschools, a successful primary school and is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted. Along the High Street is a convenience store and post office, with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham.



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29 New Road, Over, Cambridge,
CB24 5PJ

£365,000 Freehold

A substantial five bedroom semi detached property situated in the centre of this sought after village. The property has been extended to provide a self contained annexe further to the accommodation in the main house. The property has been recently decorated throughout and benefits from having a generous garden which is south facing and backs onto fields at the rear.



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