

LOCATION Bar Hill is a thriving village approximately four miles northwest of Cambridge and offers excellent access into Cambridge with a regular bus service and is located just off the A14. The village has a shopping mall, including Next, Costa Coffee, a Tesco Extra supermarket, as well as a library with post office counter, primary school, catchment for Swavesey VC, public house, doctors surgery, dentist, a championship 18 hole golf course and a hotel and spa with swimming pool. Wonderful countryside surrounds the village, with far reaching views and walks to be enjoyed.



ENTRANCE HALL Double glazed door, radiator, door to living room.

LIVING ROOM 14' 3" x 10' 10" (4.34m x 3.3m) Double glazed window to front, two radiators, electric fire with marble hearth and timber and granite surround, stairs to first floor, open plan to dining room.



DINING ROOM 10' 10" x 8' 3" (3.3m x 2.51m) Double glazed patio doors to garden, door to kitchen, radiator.

KITCHEN 11' 4" x 8' 1" (3.45m x 2.46m) Double glazed window to rear. Range of fully fitted wall and base units with drawers under, rolled edge worktop surface over and tiled splash back, stainless steel sink unit with mixer tap, plumbing and space for washing machine, space for cooker, integrated fridge and freezer, radiator, under stairs storage cupboard.



FIRST FLOOR LANDING Doors off, loft access.

BEDROOM ONE 12' 6" x 10' 11" (3.81m x 3.33m) Double glazed window to rear, radiator, fitted wardrobes with shelving and hanging.

BEDROOM TWO 10' 10" x 8' 1" (3.3m x 2.46m) Double glazed window to front, radiator, double built in wardrobes with shelving and hanging.

BEDROOM THREE 8' 5" x 8' 1" (2.57m x 2.46m) Double glazed window to front, radiator.

BATHROOM Obscured double glazed window to rear, WC, hand basin inset to vanity unit, bath with electric shower over, chrome heated towel rail, airing cupboard housing hot water tank, fully tiled walls.

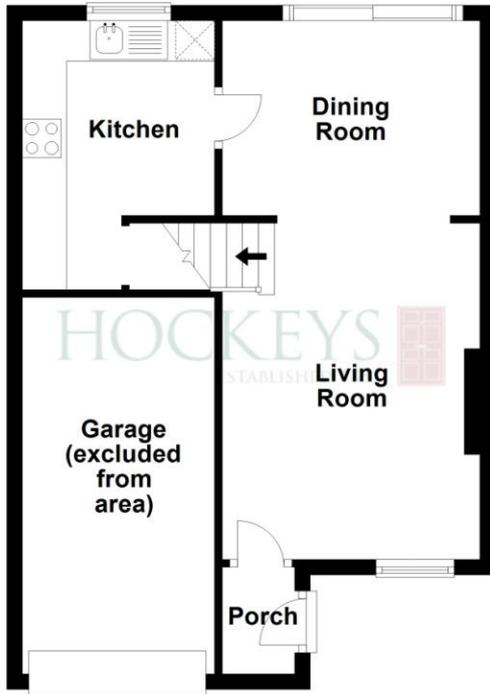


GARDEN AND PARKING To the front of the property is a driveway which provides off road parking and leads to a single integral garage with an up and over door, power and light connection and wall mounted boiler. Gated side access leads to the rear garden which is mainly laid to lawn, enclosed by fencing, had a paved patio area, outside tap, various flowers and shrubs set to borders and beds, mature trees, timber shed and slate play area.



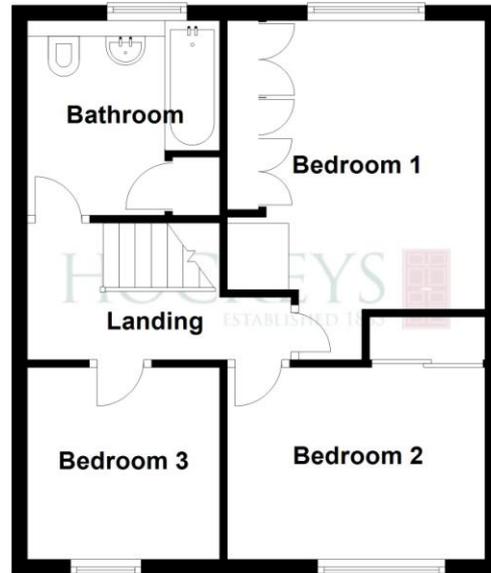
Ground Floor

Approx. 46.2 sq. metres (497.1 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 87.5 sq. metres (941.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

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ESTABLISHED 1885





57 The Brambles, Bar Hill, Cambridge,
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£330,000 Freehold

Situated within a cul de sac and benefitting from views over the golf course is this immaculately presented, three bedroom detached house. Must be viewed to be appreciated in full and offers scope for further development, subject to planning, due to the generous corner plot garden. The property also benefits from having a modern kitchen and bathroom, three bedrooms and an integral garage.



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