

ENTRANCE HALL Double glazed door to front, two double glazed sash windows to front, stairs to first floor, under stairs storage cupboard, engineered oak floor with under floor heating.



UTILITY ROOM/CLOAKROOM 5' 8" x 4' 9" (1.73m x 1.45m) Double glazed sash window to side, base unit with inset sink unit and mixer tap, work surface over, tiled splashback. Extractor fan, wc, plumbing for washing machine and tiled floor with under floor heating.

L SHAPED LOUNGE/DINER/KITCHEN 21' 2" x 19' 7" (6.45m x 5.97m) 21'2" narrowing to 11'6" x 19'7". Lounge area with double glazed sash style windows to front, engineered oak floor with under floor heating, open plan to dining area with French doors leading to the garden. Kitchen area with two double glazed sash windows to the rear, range of fitted wall and base units with drawers under, rolled edge work top surface over and tiled splash back. Stainless steel one and a half sink unit and mixer tap, cupboard housing wall mounted boiler, stainless steel oven, induction hob and extractor hood over, integrated dish washer, space and plumbing for American style fridge freezer, tiled floor with underfloor heating throughout.



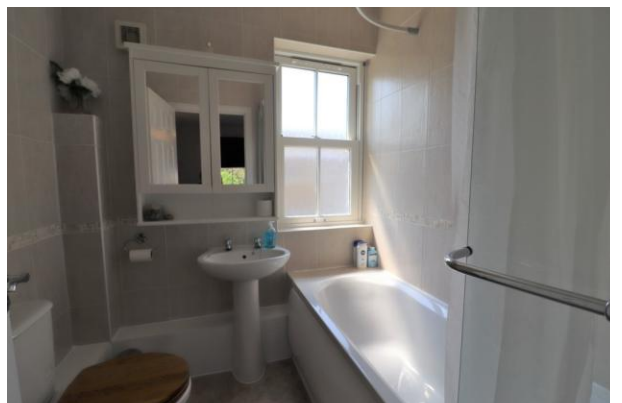
FIRST FLOOR LANDING Doors off, access to boarded loft, airing cupboard.

BEDROOM ONE 13' 1" x 10' 9" (3.99m x 3.28m) Two double glazed sash windows to rear, radiator.

ENSUITE SHOWER ROOM Obscured double glazed window to front, wc, hand basin, bath, chrome shower fitting, heated chrome dual-fed towel rail, fully tiled walls, extractor fan, inset spot lights to ceiling.

BEDROOM TWO 10' 1" x 8' 4" (3.07m x 2.54m) Double glazed sash window to rear, radiator.

BEDROOM THREE 14' 3" x 6' 9" (4.34m x 2.06m) Double glazed sash windows to front and rear, radiator.



FAMILY BATHROOM Obscured double glazed sash window to front, wc, hand basin inset to vanity unit with tiled splashback. Further built in storage and bath with chrome shower attachment over, tiled splashback and heated towel rail. Inset spotlights to ceiling and extractor fan.



PARKING AND GARDENS A gated entrance used also by 2A leads to the block paved driveway which provides off road parking for numerous vehicles. The rear garden is partially enclosed and laid to decking for low maintenance. With a storage area for bins and a shed.

LOCATION Willingham is located approximately 12 miles (19.31 kilometres) north-west of Cambridge and 8.8 miles (14.16 kilometres) from St. Ives.

VILLAGE INFORMATION The village offers excellent access into Cambridge via the A14 and guided busway at Longstanton. The village is very well served with facilities.



There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub. The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form.



FACILITIES A well served village with two village stores, bakery, butcher, doctor's surgery, post office, antique and new furniture sale hall with tea rooms.



Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.0 sq. feet)



Total area: approx. 85.8 sq. metres (923.1 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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2b Over Road, Willingham, Cambridge,
CB24 5EU

£285,000 Freehold

A beautifully presented, modern link detached house situated within the heart of this sought after village. The property offers bright, open plan accommodation and is deceptively larger than it appears. The current vendors have fully modernised the property and landscaped the garden to provide an excellent area for entertaining or relaxing.



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