

**ENTRANCE HALLWAY** Stairs to first floor, radiator, Karndean flooring.

**LIVING ROOM** 16' 0" x 11' 10" (4.88m x 3.61m) Full height double glazed window to front, under stairs storage cupboard, door to kitchen/diner, two radiators.

**KITCHEN/DINER** 12' 9" x 11' 0" (3.89m x 3.35m) Double glazed French doors to garden, range of fully fitted wall and base units in high gloss finish with rolled edge worktops, worksurfaces over and return splash back. One and a half bowl sink unit with mixer tap, Bosch stainless steel double oven, four ring electric hob with glass splash back and stainless steel extractor over. Integrated fridge/freezer, integrated dishwasher, LED under and over unit lighting, inset spot lights to ceiling.

**UTILITY ROOM** 6' 7" x 3' 3" (2.01m x 0.99m) Cupboard housing wall mounted boiler, space and plumbing for washing machine, radiator, door to downstairs cloakroom.

**DOWNSTAIRS CLOAKROOM** W.C, hand basin, half tiled walls, radiator, extractor fan.

**FIRST FLOOR LANDING** Stairs to second floor, doors off to bathroom, bedrooms two and three.

**BATHROOM** Obscured double glazed window to rear, w.c, hand basin inset to vanity unit with tiled splashback, bath with chrome shower fitting over and tiled splash back. Tiled shower cubicle with chrome fitting, extractor fan, chrome towel rail, inset spot lights to ceiling, tiled floor.

**BEDROOM TWO** 15' 7" narrowing to 11'9" x 12' 5" (4.75m x 3.78m) Two double glazed windows to front, radiator, built in cupboard.

**BEDROOM THREE** 9' 10" x 8' 9" (3m x 2.67m) Double glazed window to rear, built in cupboard, radiator.

## SECOND FLOOR LANDING

**MASTER SUITE** 15' 8" x 10' 8" (4.78m x 3.25m) Double glazed full height door to Juliette balcony, radiator, airing cupboard housing hot water cylinder.

**DRESSING AREA** 9' 11" x 6' 10" (3.02m x 2.08m) Double



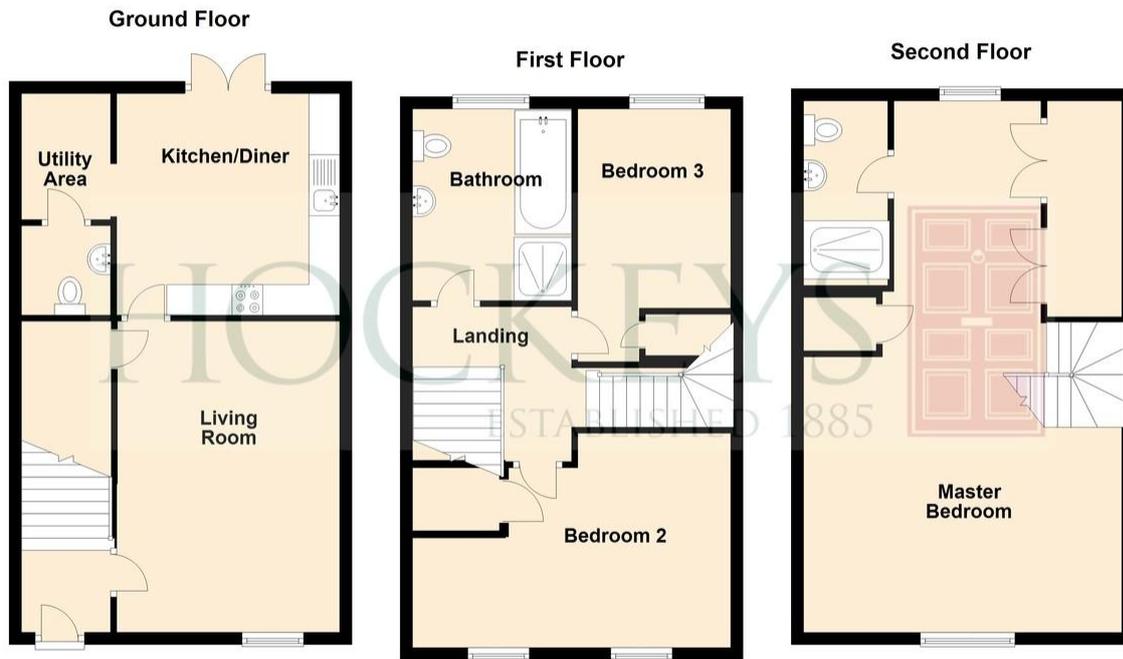
glazed window to rear, range of mirror fronted built in wardrobes with shelving and hanging, radiator.

EN-SUITE W.C, hand basin inset to vanity unit with tiled splash back, tiled shower cubicle with chrome fitting, extractor fan, chrome heated towel rail, inset spot lights to ceiling, tiled floor.

GARDENS AND PARKING To the front of the property is a shrubbed garden with gated side access leading into the rear garden. The rear garden is laid mainly to lawn with paved patio area, outside tap, timber shed and all enclosed by fencing. A carport provides off road parking to the rear of the property as well as a block paved driveway.

LOCATION Northstowe is a newly built town situation between the villages of Longstanton and Willingham. It offers easy access to A14, M11 and A1. Easy access via the guided bus way to Cambridge, Cambridge North and Central train stations with mainlines to London. In the neighbouring villages there are a range of local amenities such as Co op, butchers, bakers, hairdressers, pre school and take away restaurants and other small businesses. The town continues to grow with its own newly open Primary School, and Secondary School, with many more facilities planned to open in the near future.





9 Bramley Walk, Northstowe

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9 Bramley Walk, Northstowe, Cambridge,  
CB24 1AD

£365,000 Freehold

A beautifully presented and thoughtfully designed modern town house, located within the desirable and up and coming new town of Northstowe. The property features high ceilings, light and spacious accommodation and is a stones throw away from the guided bus into Cambridge. With an open plan kitchen/dining room and French doors which lead to the garden. There are two double bedrooms and a family bathroom on the first floor, with a fantastic master suite occupying the second floor, including a dressing area and en-suite. Also having the benefit of a carport and driveway to the rear.



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