

ENTRANCE HALLWAY Stairs rising to first floor, radiator, under stairs storage cupboard.

LIVING ROOM 17' 9" x 11' 2" (5.41m x 3.4m) Double glazed window to front, double glazed French doors to garden, radiator.

FAMILY ROOM 11' 3" x 10' 2" (3.43m x 3.1m) Double glazed window to front aspect, radiator.

KITCHEN/DINER 17' 0" x 9' 10" widening to 13'3" (5.18m x 3m) Double glazed window to rear, double glazed French doors to garden, range of fully fitted wall and base units in high gloss finish, drawers under rolled edge worktops, worksurfaces over and return splash back. Integrated stainless steel double oven with four ring gas hob and extractor over with glass splash back. Inset one and a half bowl sink unit with mixer tap, integrated Zanussi dishwasher, integrated Zanussi fridge/freezer, radiator, inset spot lights to ceiling, tiled floor, door to utility room.

UTILITY ROOM 6' 3" x 5' 3" (1.91m x 1.6m) Door to side, range of matching base mounted units, drawers under rolled edge worktops, worksurfaces over and return splash back. Cupboard housing wall mounted gas boiler, extractor fan, inset spot lights to ceiling, tiled floor, door to downstairs cloakroom.

DOWNSTAIRS CLOAKROOM W.C, hand basin with tiled splash back, radiator, extractor fan.

FIRST FLOOR GALLERIED LANDING Loft access, airing cupboard housing hot water cylinder, doors to bedrooms and bathroom.

BEDROOM ONE 14' 11" x 10' 2" (4.55m x 3.1m) Double glazed window to rear aspect, radiator, range of built in wardrobes with hanging and shelving.

EN-SUITE Obscured double glazed window to side, w.c, hand basin, tiled shower cubicle with chrome fitting, extractor fan, shaver point, inset spot lights to ceiling.

BEDROOM TWO 10' 5" x 9' 7" (3.18m x 2.92m) Double glazed window to front, radiator.



BEDROOM THREE 11' 7" x 8' 11" (3.53m x 2.72m)
Double glazed window to front, radiator.



BEDROOM FOUR 11' 6" x 8' 0" (3.51m x 2.44m) Double
glazed window to rear, radiator.



FAMILY BATHROOM Obscured double glazed window to
front, w.c, hand basin, bath with tiled splash back and
shower attachment over. Radiator, shaver point, extractor
fan, inset spot lights to ceiling.



GARDENS AND PARKING To the front of the property is
a landscaped garden. The rear garden is walled and
enclosed by fencing, laid to gravel and paved patio for low
maintenance. There is an adjoining single garage with up
and over door, power and light connected and block
paved driveway providing off road parking.

LOCATION Longstanton is a popular village
approximately 6 miles (9.66 kilometres) north-west of
Cambridge.

VILLAGE INFORMATION For most of its history the
village was split into two parishes: Long Stanton All Saints
and Long Stanton St. Michael and was not officially
amalgamated into one village until 1953. The village has
recently seen a big influx of all styles of new build homes
from major developers such as George Wimpey, Kier,
Charles Church and Persimmon which has resulted in
huge growth for the village. Longstanton is an area of
interest to many buyers from Cambridge because of the
advantage of the guided busway which runs every 7
minutes into Cambridge and then onto Cambridge station
and Addenbrooke's hospital. The village is also only 2.5
miles (4.02 kilometres) from the A14 and 5 miles (8.05
kilometres) from the M11.



There is a good community spirit within the village which
holds various events including a local market and summer
fayre. You can also find regular events and classes at the
primary school or Northstowe Secondary School and
regular sports events are held at the recreation ground
and The Pavilion.

FACILITIES Facilities in Longstanton include a primary
school, a village institute, doctors and dentist surgery,
veterinary surgery, public house, village store with post
office, fish and chip shop and a co-operative store. The
village will benefit from a wider choice of facilities on offer
from the neighbouring purpose built town of Northstowe
that is currently in development.

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6 Walker Way, Longstanton, Cambridge,
CB24 3EZ

£435,000 Freehold

Constructed in 2014 and located within the heart of this sought after village, is this perfect family home. The property offers well proportioned rooms, including an attractive open plan kitchen/dining room to the rear, four double bedrooms and landscaped corner plot garden, with adjoining garage.



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