ENTRANCE HALL With obscured double glazed entrance door opening to inner hall way with doors off, double radiator and loft access.

KITCHEN 10' 11" x 9' 5" (3.33m x 2.87m) Double glazed window to rear and door to side. Range of fully fitted wall and base units, drawers under, rolled edge worktop surface over and tiled splash back. 1 1/2 stainless steel sink unit and mixer tap, Zanussi 4 ring induction hob with extractor hood over and built in oven. Space and plumbing for fridge freezer, space and plumbing for dish washer and washing machine, inset spotlights to ceiling, double radiator, airing cupboard housing hot water tank and pantry with shelving.

LOUNGE/DINER 17' 2" x 14' 2" (5.23m x 4.32m) Treble double glazed patio doors leading to garden. Double radiator.

BEDROOM ONE 12' 9" x 9' 11" (3.89m x 3.02m) Double glazed window to front, double radiator.

BEDROOM TWO 9' 4" x 8' 11" (2.84m x 2.72m) Double glazed window to front, radiator.

BATHROOM Obscured double glazed window to side, wc, hand basin, bath with aqualisa shower over and tiled splash back, extractor fan, inset spot lights to the ceiling, radiator, tiled floor.

OUTSIDE To the front of the property is a block paved driveway providing off road parking, leading to a single brick built garage with up and over door, power and light connected and personal door and window to side. The front garden is mainly laid to lawn with various flowers and shrubs set to borders and beds. The rear garden is also mainly laid to lawn and enclosed by fencing, paved patio area.

LOCATION Bar Hill can be found just off the A14 at junction 29, approximately 4 miles (6.44 kilometres) north-west of Cambridge city centre and 13.2 miles (21.24 kilometres) from the centre of St.Ives.

VILLAGE INFORMATION Bar Hill is a thriving purpose built village, with a regular bus service. With completion of the expansion of the A14 planned in 2020, this village will benefit from better access to Cambridge, A1, A428 and M11. Included in the plans are cycle paths into Cambridge and pedestrian/cycle paths connecting Bar Hill to Longstanton, which neighbours Northstowe where you can travel on the guided busway heading to St Ives and Cambridge, the Science Park and Addenbrooke's Hospital.

FACILITIES The village offers a collection of shops with most located within The Mall and comprises a Next store, Costa Coffee, fish and chip shop, Bookers wholesale and Choice clothing. Within the Tesco Extra superstore is a coffee shop and restaurant, a large clothing section, opticians, pharmacy and beauty and health food concessions.
The village has a wonderful community spirit, is diverse and offers lots to do for people of all ages, with a community centre popular for groups to hold meetings, a library with post office counter. Other facilities include a public house, doctors surgery, dentist, an 18 hole golf course, hotel and spa with swimming pool and gym, skate park, village green and social club. Beautiful countryside surrounds the village with far-reaching views and walks within the nature reserve. The successful primary school feeds into Swavesey Village College, which is rated outstanding by Ofsted.

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HOCKEYS
ESTABLISHED 1885

18 Partridge Drive, Bar Hill, Cambridge, CB23 8EN

£270,000 Freehold

Situated within a cul de sac and a short walk to the many amenities offered within this sought after village. The property features a modern kitchen and bathroom and spacious living room with patio doors leading to the private rear garden.

HOCKEYS
ESTABLISHED 1885