

ENTRANCE HALL Double glazed entrance door to entrance hall. Stairs to first floor, under stair storage cupboard, radiator, doors off.

GROUND FLOOR CLOAKROOM WC, hand basin inset to vanity unit with tiled splash back, extractor fan, tiled floor.

STUDY/OFFICE 12' 11" x 8' 10" (3.94m x 2.69m) Glazed double doors leading to living room.

LIVING ROOM 26' 2" x 17' 8" (7.98m x 5.38m) Two box bay windows to front (one with window seat), two double radiators.

SNUG 12' 10" x 12' 4" (3.91m x 3.76m) Double glazed window to side, double radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 25' 1" x 10' 11" (7.65m x 3.33m) narrowing to 7'10" Double glazed window to rear and French doors to garden. A range of fully fitted wall and base units, drawers under, rolled edge worktop surface over and tiled splash back, stainless steel one and a half sink unit with mixer tap, space for fridge freezer, built in oven and hob, extractor hood over, plumbing and space for dishwasher, breakfast bar seating two, tiled floor, door to utility room.

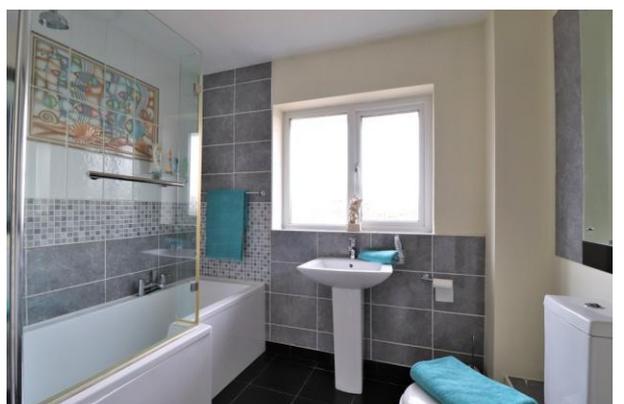
UTILITY ROOM 7' 10" x 6' 11" (2.39m x 2.11m) Gas boiler, base units with rolled edge worktop surface over, tiled splash back, plumbing and space for washing machine and tumble dryer, door to rear porch.

REAR PORCH 6' 8" x 3' 11" (2.03m x 1.19m) Brick built and double glazed, with quarry tiled floor and door to garden.

FIRST FLOOR GALLERIED LANDING Double glazed window to front, loft access, radiator and doors off.

BEDROOM ONE 15' 6" x 11' 11" (4.72m x 3.63m) Two double glazed box windows to front, two double radiators, doors to ensuite shower room and dressing room.

ENSUITE SHOWER ROOM WC, hand basin and corner bath with tiled splash back, tiled shower cubicle, heated towel rail, tiled floor.



DRESSING ROOM 7' 10" x 6' 8" (2.39m x 2.03m) Double glazed window to rear, radiator, loft access.



BEDROOM TWO 14' 11" x 12' 11" (4.55m x 3.94m) Double glazed window to side, two Velux windows to side, access to eaves storage, radiator, a range of built in wardrobes with shelving and hanging.

BEDROOM THREE 14' 11" x 12' 10" (4.55m x 3.91m) Double glazed window to side, two Velux windows to front, radiator, a range of built in wardrobes with shelving and hanging.

BEDROOM FOUR 12' 11" x 11' 1" (3.94m x 3.38m) Double glazed window to rear, radiator, a range of built in wardrobes with shelving and hanging.

BEDROOM FIVE 11' 11" x 8' 2" (3.63m x 2.49m) Double glazed window to rear, radiator, built in cupboard.

FAMILY BATHROOM Obscured double glazed window to rear, wc, hand basin, combined bath and shower with chrome shower fitting, tiled splash back, radiator, airing cupboard housing hot water tank and shelving, tiled floor.



STUDIO 25' 4" x 18' 1" (7.72m x 5.51m), narrowing to 17'1" Brick built and double glazed construction, with additional store room. Formally used as a dance hall, this building offers potential for a multitude of uses such as an annex for a dependant relative or additional income, home office or storage space, subject to the necessary consent.



PARKING AND GARDENS A five bar gated entrance leads to an expanse of driveway providing off road parking for numerous vehicles, a second five gar gated access leads to the rear garden. The front garden is fenced and walled to the boundaries, with well stocked perennial borders. The rear garden is enclosed by fencing, mainly laid to lawn with various flowers and shrubs set to borders and beds, with two garages and a brick built garden store, timber boat store, timber deck area and hardstanding for caravan.





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53 Station Road, Willingham, Cambridge,
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£575,000 Freehold

A substantial and versatile family home, set within a generous plot and with the potential to be a business premises and/or use as an annex for a dependant relative. This former dance school has a large ground floor which currently comprises living room, snug and open plan kitchen/dining/family room with a separate utility room. The first floor comprises four large double bedrooms all with built in wardrobes and the master with en suite and dressing room, a fifth which is a sizable single also with built in wardrobe. The walled front garden with a gated entrance, leads to a driveway which provides off road parking for numerous vehicles and leads to the double garage. A second five bar gated access leads to the rear of the property with a large lawn, timer decked area, two further garages and a studio with store room.



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