

ENTRANCE PORCH Double glazed door, cloaks area, tiled floor, door to entrance hallway.

ENTRANCE HALLWAY Radiator, two under stairs storage cupboards, stairs to first floor, tiled floor, door to living room.

LIVING ROOM 15' 5" x 14' 6" (4.7m x 4.42m) Double glazed window to front, double radiator.

DINING ROOM 11' 2" x 8' 4" (3.4m x 2.54m) Double glazed patio doors to garden.

OFFICE/GROUND FLOOR BEDROOM 10' 0" x 8' 5" (3.05m x 2.57m) Double glazed window to rear, radiator.

REAR LOBBY Tiled floor, open plan to kitchen, door to garage.

GROUND FLOOR SHOWER ROOM W.C, hand basin inset to vanity unit, tiled shower cubicle, extractor fan, heated towel rail, fully tiled walls, tiled floor.

KITCHEN 9' 9" x 8' 3" (2.97m x 2.51m) Double glazed window to rear, door to side. Range of fully fitted wall and base units, drawers under solid wood butchers block worktops and tiled splash backs. Inset stainless steel sink unit, space and plumbing for dishwasher, space for cooker, space for fridge, cupboard housing wall mounted boiler, breakfast bar seating two, tiled floor.

FIRST FLOOR LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM ONE 12' 0" x 10' 9" (3.66m x 3.28m) Double glazed window to front, double radiator, range of built in wardrobes with shelving and hanging.

BEDROOM TWO 12' 5" x 8' 6" (3.78m x 2.59m) Double glazed window to rear, radiator, range of built in wardrobes with shelving and hanging.

BEDROOM THREE 7' 10" x 6' 5" with recess (2.39m x 1.96m) Double glazed window to front, range of built in wardrobes with overhead storage, airing cupboard housing hot water tank and shelving, radiator.



FAMILY BATHROOM Obscured double glazed window to rear, w.c, hand basin inset to vanity unit, jacuzzi bath, chrome heated towel rail, fully tiled walls, inset spot lights to ceiling, tiled floor.

GARDENS AND PARKING To the front of the property there is a double width driveway providing off road parking, lawned garden and gated access leads to the rear garden. The rear garden is laid mainly to lawn, enclosed by fencing with various flowers and shrubs set to borders and beds, the paved patio area with covered pergola is perfect for outdoor entertaining.

INTEGRAL SINGLE GARAGE 14' 4" x 8' 8" (4.37m x 2.64m) Single garage with up and over door, power and light connected, range of wall and base units, space for tumble dryer, space for freezer, door to utility room.

UTILITY AREA 8' 7" x 5' 9" (2.62m x 1.75m) Fitted wall and base units, worksurface over, space and plumbing for washing machine, space for fridge, loft access.

LOCATION Over is a popular village which lies approximately 10 miles (16.09 kilometres) north-west of university city of Cambridge. With the expansion of the A14 due to complete in the summer of 2020, the expectation is that residents will see better flowing traffic to the city and also benefit from the use of the additional local byroads.

VILLAGE INFORMATION Stops for the guided bus are located in Longstanton and approximately one mile away in neighbouring Swavesey, parallel to the busway is a cycle path which is also popular for runners and walkers. The village appeals for many reasons such as its community spirit, with the Over carnival being the pinnacle to a busy social calendar. The community centre, located next to a sports field and children's play area, holds many events such as weddings, birthdays and sporting events. Farmers markets are held on the village green and is the perfect place to watch a cricket match, walk the dog or play football.

FACILITIES There are two preschools, a successful primary school and is in catchment for Swavesey Village College, which was rated in 2020 as outstanding by Ofsted. Along the High Street is a convenience store and post office, with a butcher, bakers, farm shop and Co-operative located in the neighbouring village of Willingham.



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12 Glover Street, Over, Cambridge, CB24
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£365,000 Freehold

Situated in the heart of the popular village of Over, this well presented and extended three bedroom home must be viewed to be appreciated in full. The property offers well proportioned accommodation which includes a sizable living room, separate dining room and kitchen. There is a useful study/family room and ground floor shower room. With three bedrooms and a modern first floor bathroom. The garage is perfect for storage and extends into a utility room. The rear garden is south/west facing and private with a fabulous covered seating area, perfect for entertaining.



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