

ENTRANCE PORCH Leading to entrance hall.

ENTRANCE HALL Double glazed window to side, stairs to first floor, understairs storage cupboard, original parquet flooring.

GROUND FLOOR CLOAKROOM Obscured window to side, WC, hand basin, tiled splashback.

LIVING ROOM 22' 6" x 10' 7" (6.86m x 3.23m) Double glazed window to front, double radiator.

DINING ROOM 8' 7" x 11' 0" (2.62m x 3.35m) Double glazed window to rear, radiator.

UTILITY ROOM 9' 7" x 7' 10" (2.92m x 2.39m) Double glazed door to side, range of fitted cupboards, plumbing and space for washing machine, wall mounted gas boiler. Understairs storage cupboard housing gas meter.

KITCHEN 10' 10" x 9' 8" (3.3m x 2.95m) Range of fully fitted wall and base units, drawers under, rolled edge worktop surface over, tiled splashback, stainless steel sink unit with mixer tap, space for cooker and fridge, double radiator.

FIRST FLOOR LANDING Double glazed window to side, airing cupboard with shelving.

BEDROOM ONE 12' 1" x 10' 10" (3.68m x 3.3m) Double glazed window to front, range of built in wardrobes with shelving, hanging and overhead storage, radiator.

BEDROOM TWO 10' 0" x 9' 9" (3.05m x 2.97m) Double glazed window to rear, radiator.

BEDROOM THREE 8' 9" x 7' 5" (2.67m x 2.26m) Double glazed window to front, radiator.

FAMILY BATHROOM Obscured double glazed window to side, WC, hand basin, bath, tiled splashback, shower attachment over.

CONSERVATORY 7' 8" x 7' 4" (2.34m x 2.24m) Double glazed construction with a tiled floor.

GARDENS AND PARKING To the front of the property is a driveway providing off road parking leading to a brick



built garage with up and over door, power and light connected.

Brick built store to the rear, timber shed, paved patio, rear garden mainly laid to lawn, enclosed by fencing, various flowers and shrubs set to borders and beds, two ponds, vegetable growing area and mature shrubs and trees.

LOCATION Willingham is located approximately 12 miles northwest of Cambridge and offers excellent access into Cambridge via the recently expanded and improved A14, which leads onto M11 south and A1 north. Popular for both cyclist and runners, the guided busway also provides a well used cycle path parallel to the bus route. This is a direct route into Cambridge and stops at Cambridge North, city centre and Addenbrooke's.

FACILITIES With a Tesco superstore, petrol station and precinct of shops in nearby Bar Hill. The village is very well served with facilities including two village stores, three public houses, bakery, butchers and farm shop, doctor's surgery, primary school, post office, antique and new furniture sale hall with tea rooms and a number of small businesses along its bustling High Street. There is also a recreation ground with football pitches and sports pavilion, a community centre, social club and three public houses – The Duke of Wellington, The Bank which was the first micro pub to open in the county and The Porterhouse Pub. The local primary school is located in the village and has recently been rated as 'Good' by Ofsted making it an ideal location for a young family. In addition, the village is in the catchment area for Cottenham Village College and Sixth Form and the recently opened Northstowe Secondary School.



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1 Thodays Close, Willingham, Cambridge,
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£315,000 Freehold

A great opportunity awaits someone with this chain free, extended three bedroom semi detached house. Central to the village and situated within a generous plot.



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