

ENTRANCE HALL Oak and glazed entrance door leading to entrance hall. Stairs leading to half land with double glazed window to side, leading to first floor, under stairs storage cupboard, radiator, internal oak doors leading to reception rooms.

GROUND FLOOR CLOAKROOM A two piece suite comprising WC, Neptune vanity unit and hand basin with chrome Perrin and Rowe tap and a solid wood surface with tiled splash back. Inset spot lights to ceiling, extractor fan, radiator, porcelainosa tiled floor.

STUDY 9' 10" x 6' 9" (3m x 2.06m) Double glazed window to side, radiator, door to family room.

FAMILY ROOM 16' 3" x 7' 10" (4.95m x 2.39m) Double glazed window to front, radiator.

LIVING ROOM 16' 3" x 16' 2" (4.95m x 4.93m) Double glazed bi-folding doors leading to timber decked area and double glazed window to side. AGA log burning stove inset to fireplace with a slate hearth and oak mantle, two radiators and wood effect flooring.

KITCHEN/DINING/FAMILY ROOM 23' 8" x 19' 7" (7.21m x 5.97m) This wonderful area of the home has been well designed to provide a light open plan, family space. Fitted with a bespoke hand made in-frame solid wood range of wall and base units, with oak interior and chrome handles, with a quartz work surface and return splash back. A central island with double butler sink with hot tap, two way recycling unit and mains gas plinth heater. An integrated dishwasher, space and plumbing for American style fridge/freezer, double larder cupboard with shelving and spice rack, quartz cold shelf, oak interior with vegetable basket and inset spotlights. A further full height pull out larder drawer. A pan drawer and inbuilt cutlery drawer. AGA six ring gas hob, two ovens, warming drawer and slow oven (by separate negotiation) canopy housing extractor fan and inset spotlights to ceiling. Four door breakfast dresser unit with shelving and double socket. With a vaulted glass ceiling and bi folding doors leading to the beautiful rear garden.

UTILITY ROOM/BOOT ROOM 12' 11" x 7' 8" (3.94m x 2.34m) Double glazed window to front and door to side. A continuation the same range of wall and base units with a quartz work surface and return splash back, inset butler sink with hot and cold mixer tap. Double bespoke full height cupboard. Space and plumbing for tumble dryer and washing machine, inset spotlights to ceiling, radiator, tiled floor.

FIRST FLOOR LANDING Internal oak doors leading to all first floor accommodation, airing cupboard housing hot water tank and shelving, radiator.



BEDROOM ONE 16' 4" x 16' 3" (4.98m x 4.95m) Double glazed windows to front and side, radiator, door to en-suite.

ENSUITE Four piece suite comprising tiled shower cubicle with remote Aqualisa chrome rain shower head and duel hand held shower. Bath with digital filler control. Ceramic sink unit with two drawer vanity unit, gun metal grey heated towel rail, Porcelanosa tiled floor.

BEDROOM TWO 16' 3" x 12' 8" (4.95m x 3.86m) Double glazed box bay window to rear, two loft accesses used for storage.

BEDROOM THREE 10' 5" x 9' 1" (3.18m x 2.77m) Double glazed window to front, radiator.

BEDROOM FOUR 10' 2" x 9' 0" (3.1m x 2.74m) Double glazed window to rear, radiator.

BEDROOM FIVE 11' 4" x 9' 11" (3.45m x 3.02m) Double glazed window to rear, radiator.

MAIN SHOWER ROOM Obscured double glazed window to front, three piece suite comprising WC with push flush, hand basin inset to vanity unit. Limestone tiled walls, walk in enclosure with remote thermostatic rain shower head, inset spotlights to ceiling, extractor fan, chrome heated towel rail, inbuilt mirrored cabinet and shelving recess. Limestone tiled floor with under floor heating.

DOUBLE GARAGE With one remote door and one up and over door, power and light connected, partial overhead storage.

PARKING AND GARDENS The to front of the property the driveway is block paved providing off road parking for numerous vehicles. A double timber gated access to the side of the property provides a storage area for a boat or caravan, leading to the rear garden. This well tendered garden of approaching 1/2 acre, comprises a large expanse of patio and raised decked area perfect for outdoor dining. The garden is designed into three areas. The immediate formal garden with an expanse of lawn, well stocked perennial borders, a mature apple tree and hedging and fencing to the boundaries. The second section of the garden has raised timber vegetable growing beds, a summer house and green house, an archway leads to a further lawned area with vegetable growing area, nature pond. The third area of the garden is a perfect habitat for wildlife with wild flower beds, a coppice of trees and hedging and fencing to the boundary and open farm land to the rear.





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Cygnets View , 49c Fen End, Over,
Cambridge, CB24 5NE

£850,000 Freehold

Beyond this beautiful outlook are wonderful walks in the open countryside. Cygnets View is a substantial modern home with accommodation of approximately 2700 sqft and in recent years has undergone intensive refurbishment by the current vendors including a particularly tasteful and well designed open plan kitchen/dining/family room with vaulted glass ceiling and bi folding doors which lead to the established and extensive gardens. With a comfortable sitting room featuring a log burning stove and further bi folding doors to the rear, a study, family room and large utility/boot room complete the ground floor. The first floor accommodation is equally impressive with five generous bedrooms, an attractive en suite and family shower room fitted with high quality sanitary ware. There is also a double garage, side boat/caravan storage area and a summer house and green house included in the sale.



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